
The Grove at Shoal Creek

Commitments Binder

May 2015



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Purpose

This document is intended to facilitate and record discussions and commitments being made between MileStone Community Builders and The Bull Creek Road Coalition (BCRC) regarding the zoning and development of the approx. 75-acre parcel of land at 45th Street and Bull Creek Road in Austin, Texas.

This document includes tabs for each commitment MileStone will be agreeing to as well as back-up information to explain the commitment, provide context, and facilitate further discussion. The goal is to reach consensus on the following items and in turn make each item a binding commitment that MileStone or any developer of the site is obligated to fulfill.

Project Vision

Community Input

We greatly appreciate MileStone's willingness to engage with the BCRC and area neighborhoods to create a "legacy-quality project" that all the surrounding neighborhoods can support. We look forward to working cooperatively with MileStone, the BCRC, the City, and the State over the coming months to ensure the project realizes its bold vision...

The overall plan is generally responsive to the BCRC Design Principles regarding compatibility and integration with the surrounding neighborhoods, but [specific] issues have been identified."

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

The Coalition embraces and encourages responsible development of the State Land consistent with the Imagine Austin plan. The Coalition is committed to realizing the following Design Principles for any development on Shoal Creek Fields. We view this as a living document to be updated as appropriate (BCRC Design Principals attached in backup).

(from Information Packet Concerning State Land Tracts, State Cemetery and TxDOT Property, Bull Creek Rd., Austin, TX prepared by the Bull Creek Road Coalition)

MileStone's Vision: Build The Grove as a legacy-quality neighborhood and model for innovative mixed-use urban infill development

Expanded Vision:

MileStone will build The Grove as a legacy-quality neighborhood and model for innovative mixed-use urban infill development by creating an inviting and integrated project with high quality parks and open spaces. The project will establish a vibrant, people oriented development pattern that utilizes a restorative and sustainable approach to the development of the site. While ensuring economic viability, Milestone will shift the conventional interaction between developer and neighborhood to a shared-purpose relationship. The project's vision and execution are founded on the principals of Imagine Austin: a sustainable, compact, and connected development in Austin's urban core.

How do we make this binding?

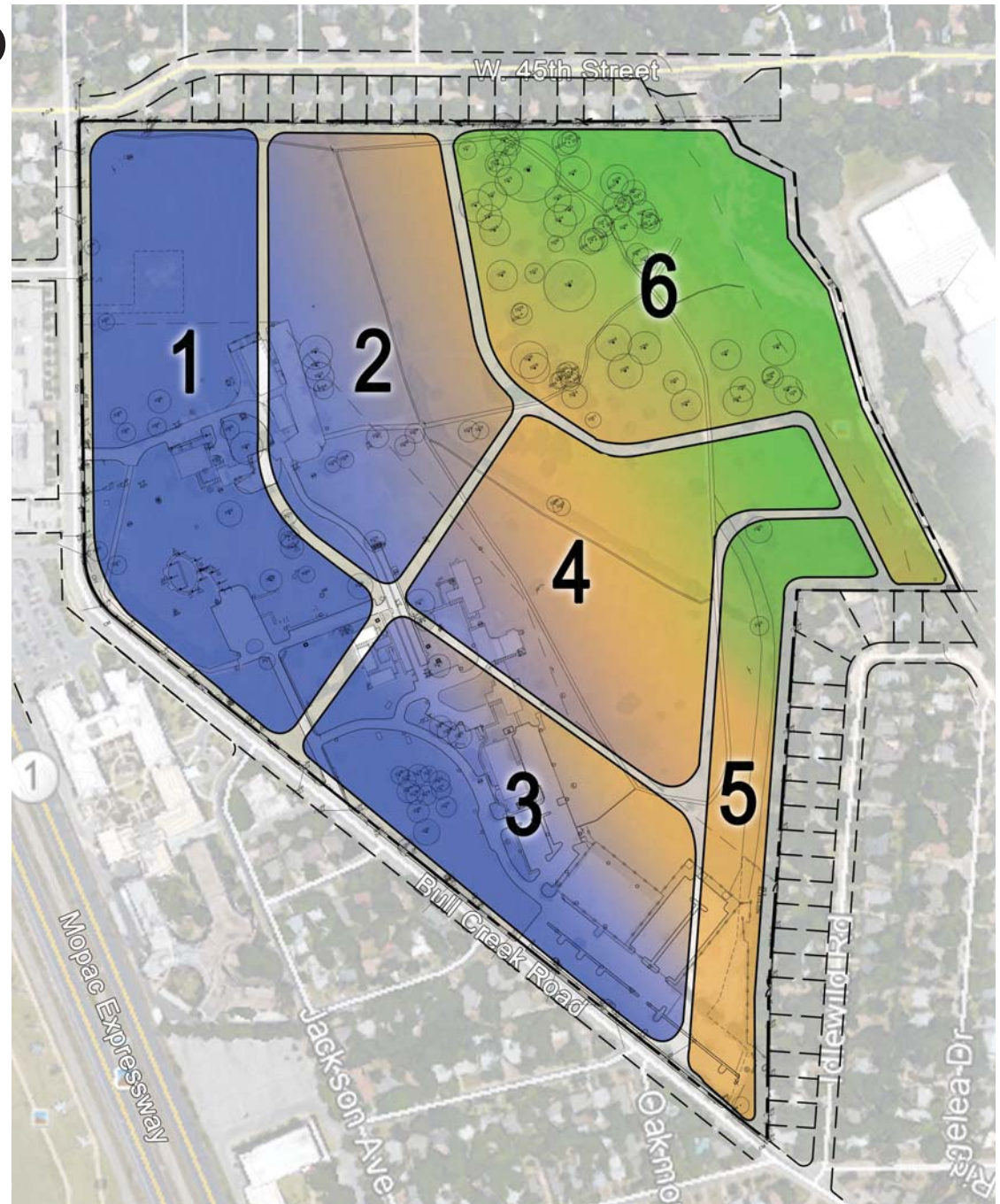
The commitments in this binder, along with careful design and collaboration between the MileStone team, City, and neighborhoods, will ensure the vision for the project is achieved.

Backup Materials for Project Vision:

- Density Map created from Survey Results
- Project Vision Statement
- Project Design Principles
- Conceptual Site Plan and Key Elements

Survey Results Recap

Density Map



The Grove at Shoal Creek

Vision Statement



Build The Grove as a legacy-quality neighborhood and model for innovative mixed-use urban infill development.

Guiding Principles

1. Create an **inviting** and integrated project that enhances the experience of the site and its surroundings.
2. Develop a comprehensive built environment with **high-quality** parks and open spaces shaped by massing and appropriately scaled to their context.
3. Establish a vibrant, **people-oriented** development pattern that promotes connectivity and prioritizes pedestrian and bicycle circulation over cars.
4. Establish a restorative approach to the development of the site by integrating **sustainable** strategies and honoring the history and natural character of the land.
5. Create an economically **viable** development model that maximizes the mix of uses and captures the essence of Austin living.
6. Shift the conventional interaction between developer and neighborhood to a **shared-purpose** relationship.

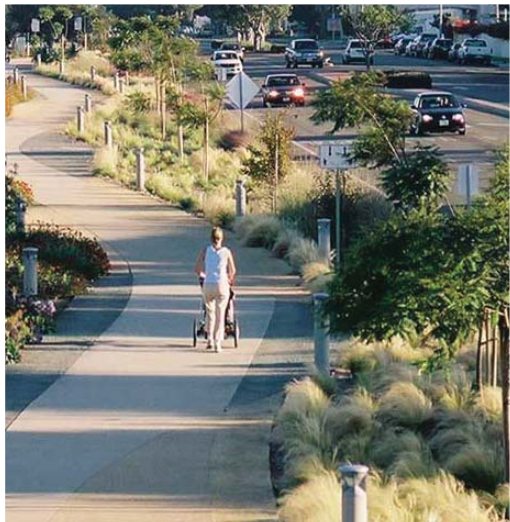
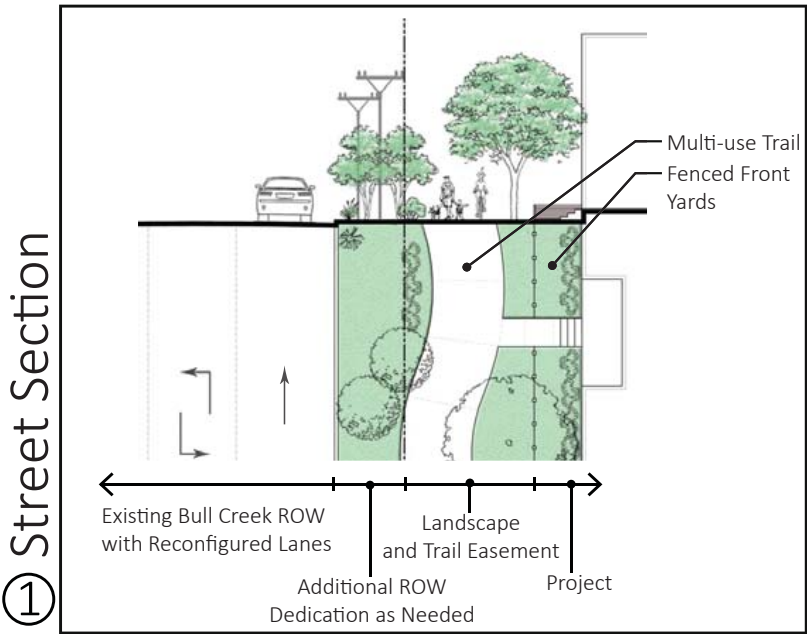
Conceptual Master Plan

- Shared Alley Access
- Bull Creek Multi-Use Trail
- Village Center
- Public Plaza
- Park-side Restaurants
- Signature Park
- Greenbelt
- Shoal Creek Trail Connection
- Green Streets
- Pocket Park



The Grove at Shoal Creek

Key Elements Bull Creek Frontage

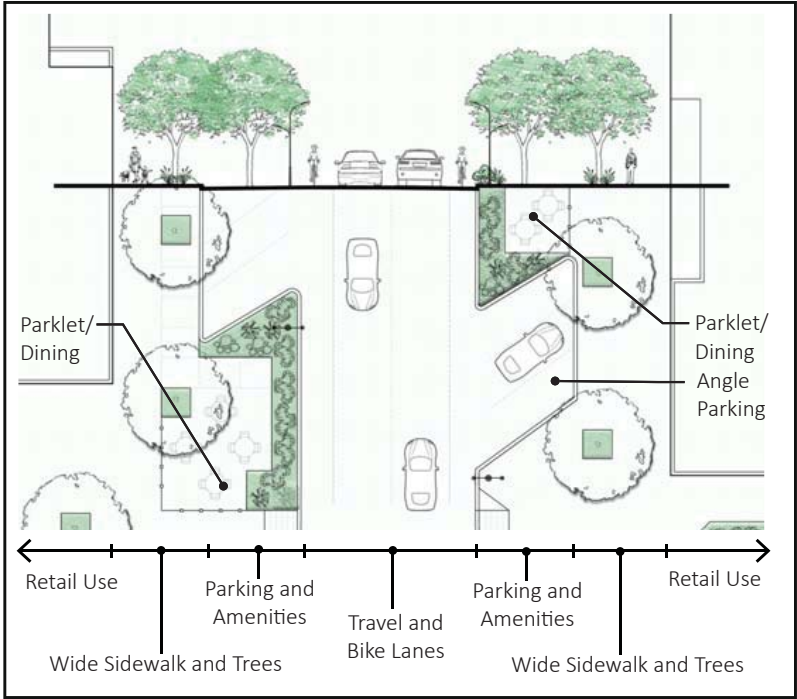


The Grove at Shoal Creek

Key Elements

Village Center Retail Street

② Street Section



The Grove at Shoal Creek

Key Elements

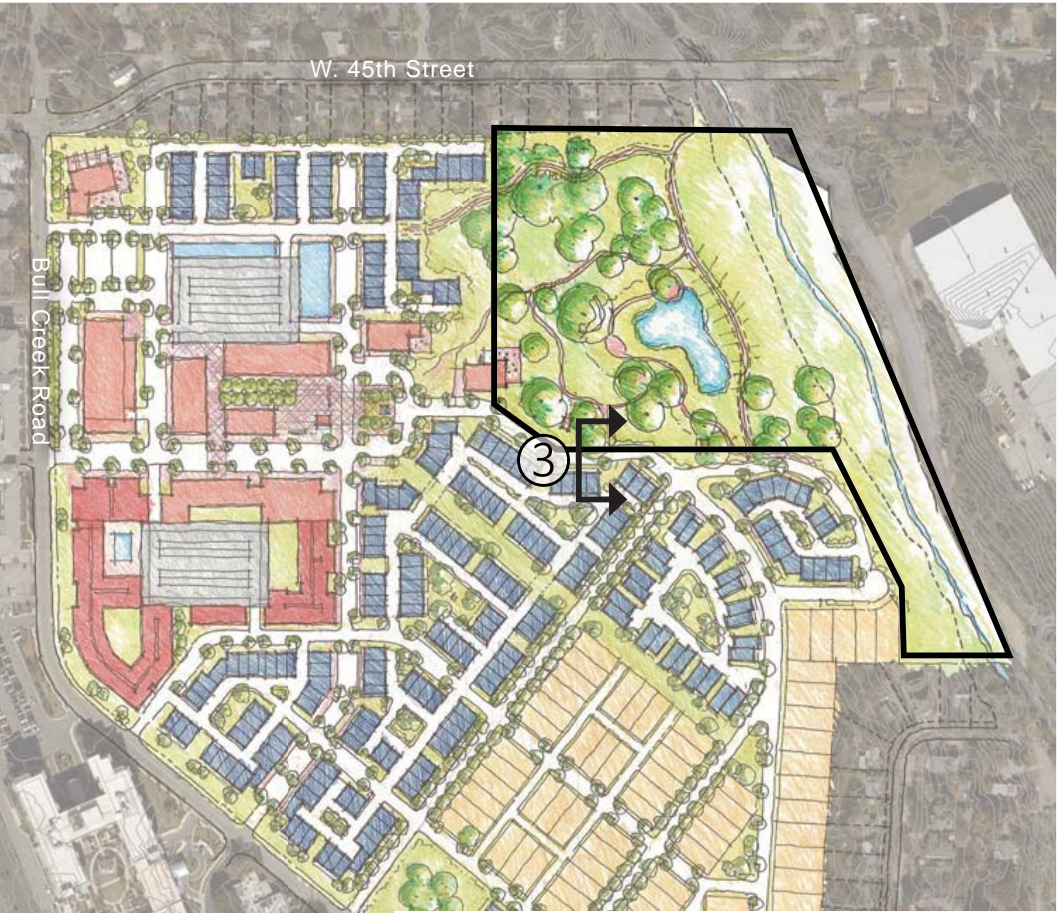
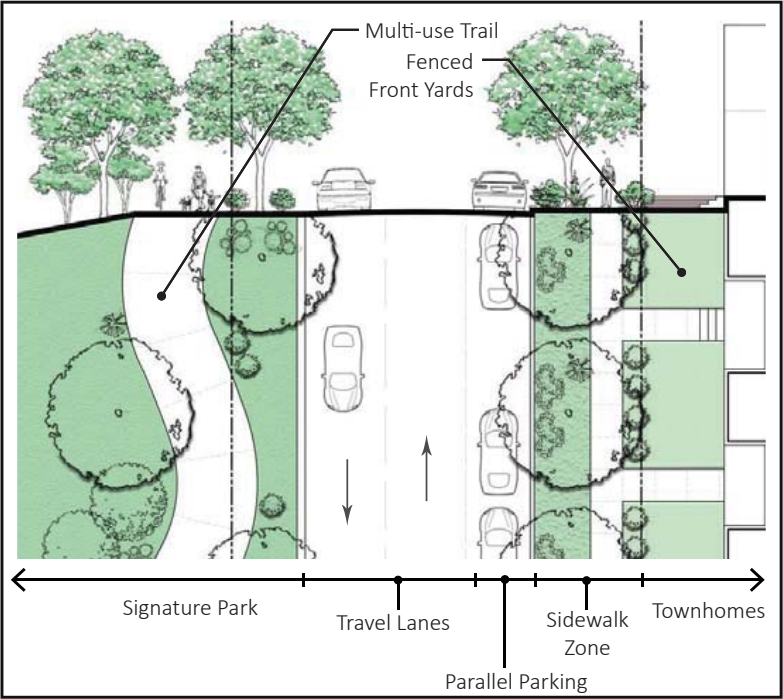
Public Plaza



The Grove at Shoal Creek

Key Elements Signature Park

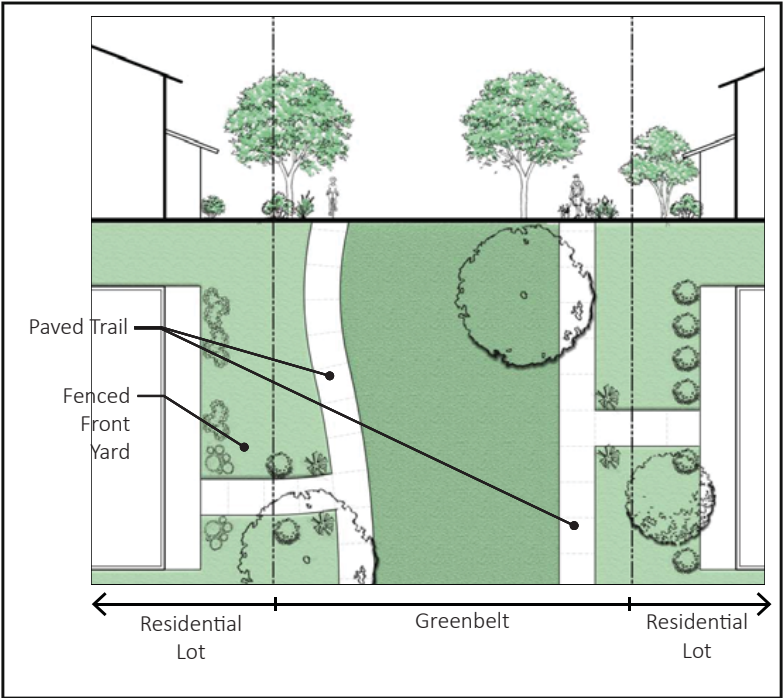
③ Street Section



The Grove at Shoal Creek

Key Elements Greenbelt

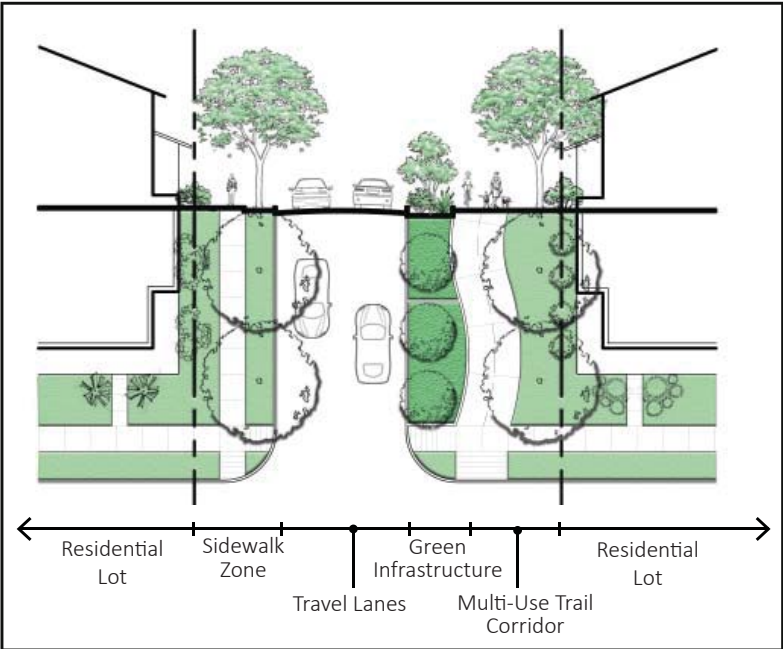
④ Greenbelt Section



The Grove at Shoal Creek

Key Elements Green Streets

⑤ Street Section



The Grove at Shoal Creek

Key Elements

Pocket Park



The Grove at Shoal Creek

1a. The Park – Size and Access

Community Input

There is concern that the amount of open space shown in the conceptual plan is insufficient. The BCRC neighborhoods appreciate the green space in the conceptual plan and want to save as much of the existing natural area and green space as possible. This tract is unique in being historic open space, so residents feel protective of that attribute, especially as the surrounding neighborhoods already are greatly underserved by parkland under City of Austin standards.

We appreciate MileStone’s commitment to dedicate the open space permanently to public use. However, more information is needed about a variety of issues, including the extent of the space, design details, ownership, maintenance, and public access to other amenities, in order to adequately assess open space needs and amenities. The tract should be staked to show the actual boundaries of the proposed open space “on the ground” so that our neighbors can make an informed assessment.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders’ “The Grove at Shoal Creek” Conceptual Plan)

MileStone’s Commitment: 17 acres total, 12 acres in Signature Park

Commitment Change: Increased from 16 to 17 total acres

Full Commitment:

MileStone will agree to provide a minimum amount of 12 acres as Park Space in the “Signature Park” area as shown on the Conceptual Master Plan. MileStone will also agree to provide a minimum total amount of Park Space (including the Signature Park) of 17 acres throughout the project. All park space will be privately maintained by the HOA to ensure a high quality, well-maintained amenity for the community that is not subject to City maintenance budget constraints. All park space will be permanently dedicated and public access ensured by easement, restrictive covenant, or other instrument for publicly accessible recreational use and prohibited from future non-park development.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a “CO – Conditional Overlay”, or restrictive covenant with the BCRC or others, or other instrument if conventional zoning is pursued.

1b. The Park – Key Park Elements

Community Input

The commitment in the conceptual plan to the public plaza, parks, greenbelts, and other amenities should be locked into the zoning/PUD plan.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders’ “The Grove at Shoal Creek” Conceptual Plan)

MileStone’s Commitment: Provide the signature park, plaza, pocket park, greenbelt, and Bull Creek Road frontage as components of the overall park acreage commitment.

Commitment Change: Acreage increase addressed in item 1a

Full Commitment:

At a minimum, the Park Space acreage will be comprised of, at minimum, (i) a public plaza, (ii) the Bull Creek Road pocket park as shown on Conceptual Master Plan, (iii) the “Greenbelt” as shown on Conceptual Master Plan, (iv) the multi-use trail corridor along Bull Creek Road as shown on Conceptual Master Plan, and (v) the “Signature Park”. Detailed park requirements will be outlined in the Design Guidelines, per Item 4 of this document. All of the park elements will be open to the public as will all of the streets, drives, sidewalks, and trails throughout the project.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a “CO – Conditional Overlay”, or restrictive covenant or other instrument with the BCRC or others if conventional zoning is pursued.

Backup Materials for Item 1:

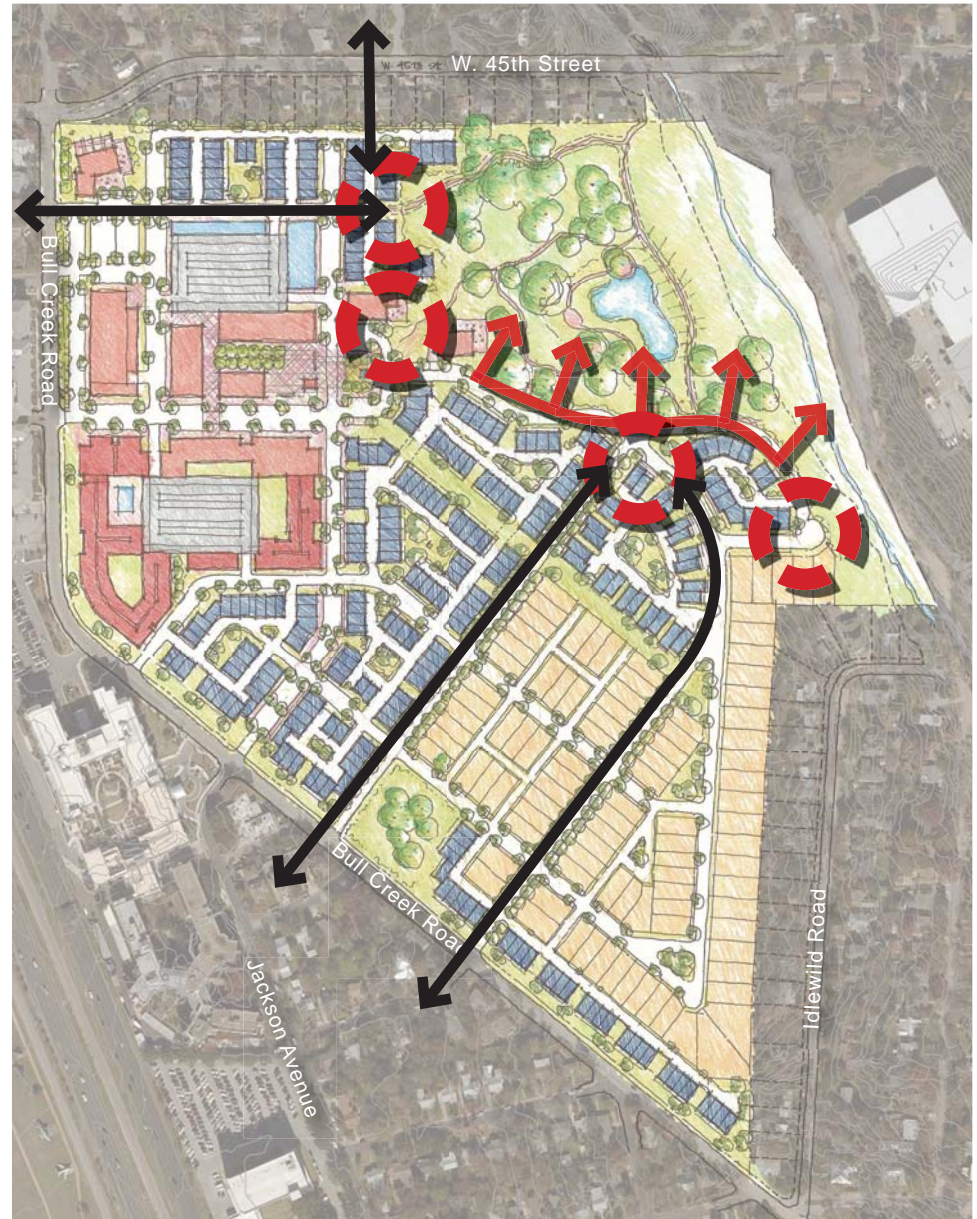
- Conceptual Parks Master Plan
- Conceptual Park Access Plan
- Local Park Comparisons
- Open Space Requirements per PUD Zoning



The Grove at Shoal Creek
Park Spaces

Key Elements

Signature Park - Access



The Grove at Shoal Creek

Tarrytown
Park
2.2 Acres

W. Austin
Nbhd Park
3.3 Acres

West Enfield
Park
4.9 Acres

Ramsey Park
5.3 Acres

Reed Park
6.4 Acres

Brentwood Park
8.2 Acres

The Grove
Min. 17 Acres
(Min. 12 acres within Signature Park)

The Grove at Shoal Creek
Local Parks Comparison

The Grove at Shoal Creek

PUD Open Space Requirement

Tract	Tract Acreage	Requirement	Required per Tier 1 (Acres)	Required per Tier 2 (Acres)	Provided (Acres)
A	7.02	10%	0.70	0.77	
B	33.77	20%	6.75	7.43	
C	10.82	10%	1.08	1.19	
D	10.23	10%	1.02	1.13	
E	6.17	10%	0.62	0.68	
F	3.42	10%	0.34	0.38	
G	4.33	10%	0.43	0.48	
TOTAL	75.76		10.95	12.05	17*

*Park space only, does not include all Open Space

2a. Urban Trails – Shoal Creek Trail

Community Input

- **Shoal Creek trail connection:** extend a trail connection along Shoal Creek from the MileStone development at least as far as the Ridgelea Greenbelt.
- **Shoal Creek bridge:** pedestrian/bike bridge or possibly a low-water crossing of Shoal Creek from MileStone to Shoal Creek Blvd; the BCRC will work proactively with MileStone to secure the necessary easements from the State to make this connection.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders’ “The Grove at Shoal Creek” Conceptual Plan)

MileStone’s Commitment: Fully construct the Shoal Creek Trail through our site and provide a connection to the Ridgelea Greenbelt. Provide an easement for a future pedestrian/bicycle bridge or low water crossing.

Commitment Change: Initially committed to on-site trail only, Ridgelea connection and pedestrian/bicycle bridge easement have been added to the commitment.

Full Commitment:

MileStone will agree to fully fund an extension of the Shoal Creek Urban Trail through the site along Shoal Creek and, provided there is sufficient public space, extend the trail to the eastern end of Ridgelea Drive, subject to City of Austin approval. In addition, MileStone will provide an easement on its side of Shoal Creek for the possible future location of a pedestrian/ bicycle crossing to the east side of Shoal Creek. MileStone will agree to continue to cooperate and provide assistance with future extensions from Ridgelea Drive to the current end of the Shoal Creek Trail after zoning.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a “CO – Conditional Overlay”, or restrictive covenant with the BCRC or others, or other instrument if conventional zoning is pursued.

2b. Urban Trails – Bull Creek Road Trail

Community Input

- **45th and Bull Creek multi-modal improvements:** that add vehicular capacity and improve transit, pedestrian, and bicycle access.
- **Additional Bull Creek Road connections:** pedestrian/bicycle connections from the development along Bull Creek Road.
- **Bull Creek road trail:** connect the new MileStone Bull Creek Road trail via a cycle track or shared use path all the way down 38th to the Shoal Creek Trail at 35th.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: Fully construct a trail along Bull Creek Road for the length of the site. Provide enhanced pedestrian connections

Commitment Change: n/a

Full Commitment:

MileStone will agree to fully fund and construct an urban trail along Bull Creek Road the entire length of our site. This trail will be set in a min. 25' wide landscaped area which may consist of right-of-way and/or a dedicated easement. The trail will be constructed to easily link to a future protected bicycle lane or Cycle Track facility to be constructed by the City. In addition, MileStone will fully fund and construct three pedestrian crossings of Bull Creek, one at the Jackson traffic signal and two additional mid-block crossings with Beacon signals, if permitted by the City, and pedestrian refuge islands where appropriate. MileStone will fully fund the production of a Multi-Modal Transportation Study, per Item 10 of this document.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a "CO – Conditional Overlay", or restrictive covenant with the BCRC or others, or other instrument if conventional zoning is pursued.

Backup Material for item 2:

- Trails and Multi-Modal Crossings Master Plan
- City's Bike Plan for the Area
- Facility Conceptual Imagery
- Rendering of Proposed Bull Creek Road Frontage
- Section of Proposed Bull Creek Road Frontage

Key Elements Trail System



The Grove at Shoal Creek

AUSTIN TEXAS BIKE MAP



Legend

Riding Conditions

see descriptions on reverse, under "Using the Map"

- Paved Trails
- Unpaved Trails
- High-Comfort Roads
- Medium-Comfort Roads
- Low-Comfort Roads
- Extremely Low Comfort
- Restricted Sidewalks (see reverse)
- Helpful Sidewalks
- Minor Trails (may require walking)
- Major Streets

Street Grade

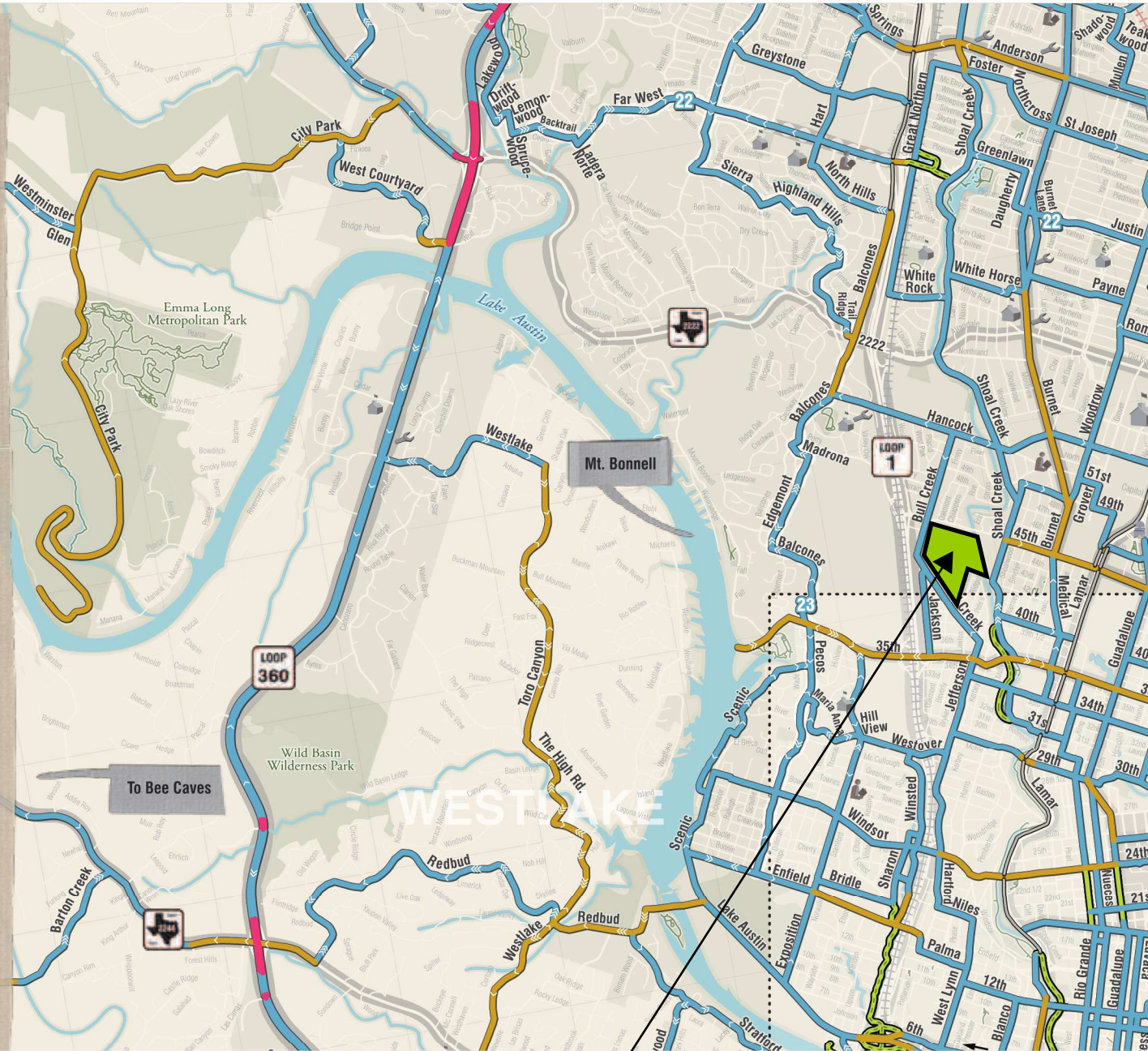
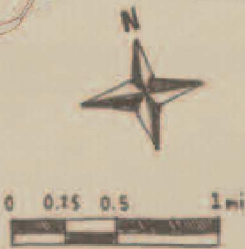
(arrows point up)

- Steep
- Medium
- Mild

Points of Interest

to add a missing bike shop, email pwdbicycle@austintexas.gov

- Elementary Schools
- Middle Schools
- High Schools
- Libraries
- Metrorail Stops
- Park and Rides
- Bike Shops



The Grove at Shoal Creek



The Grove at Shoal Creek
Conceptual Trail Imagery



35' Curb to Building, 10' Private Yard

Park

12' Trail

5'-8' Tree Lawn

12' Travel Lane

8' Refuge Island

12' Travel Lane

8' Bike Lane

10' Fence Setback

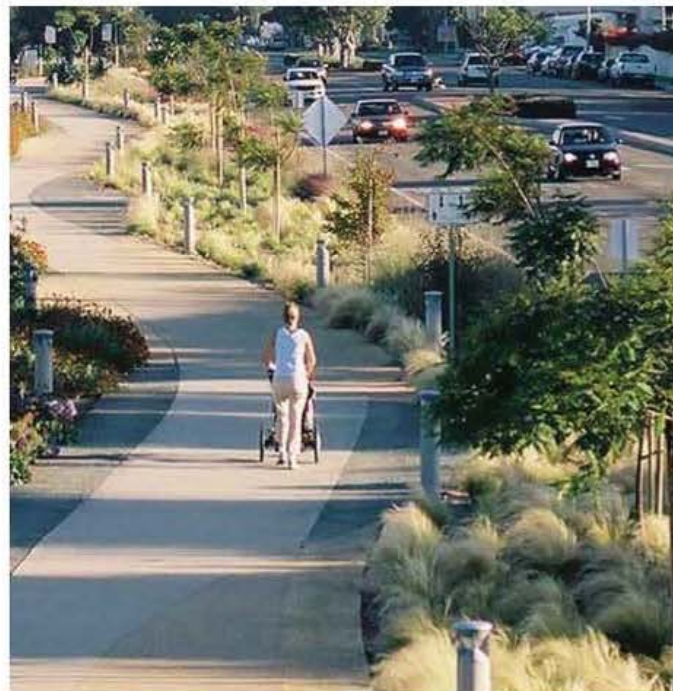
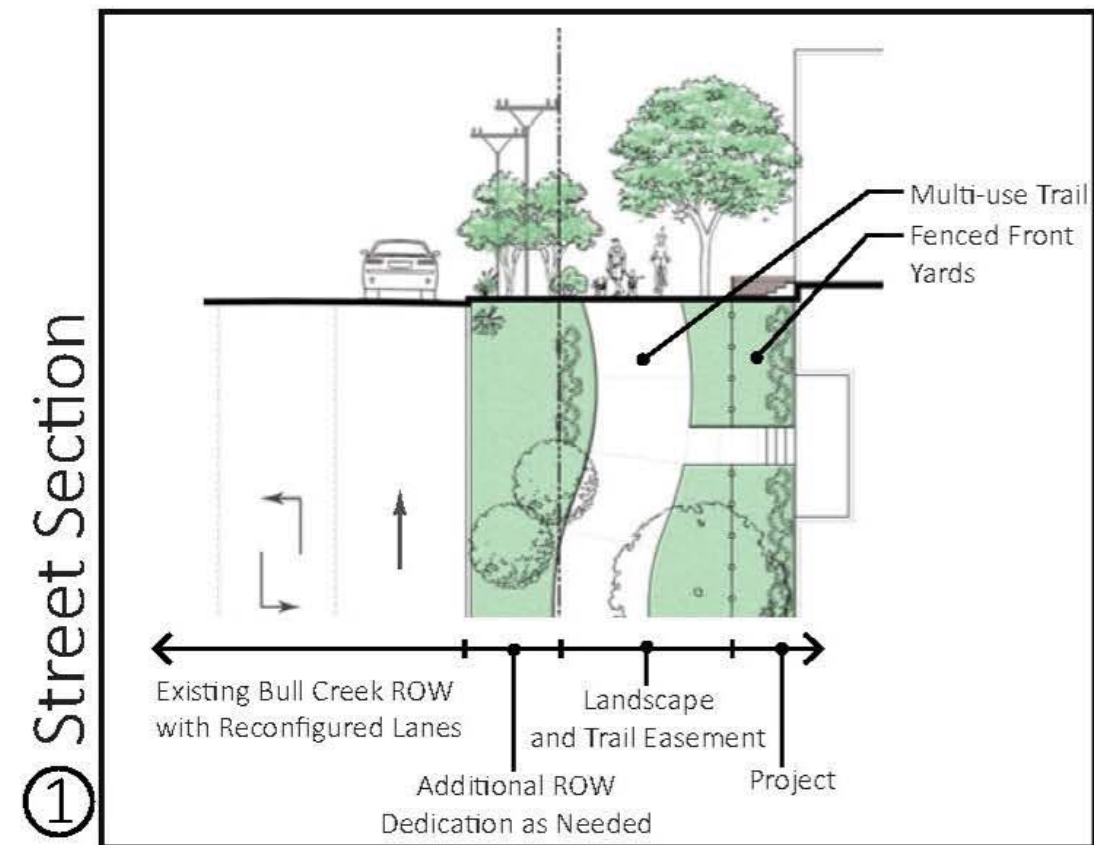
15' Home Setback

Bull Creek Road - Street Section



Key Elements

Bull Creek Frontage



The Grove at Shoal Creek

April 2, 2015

shared-purpose | viable | sustainable | people-oriented | high-quality | inviting

3. Wet Pond as Amenity

Community Input

While not specifically addressed in the BCRC's consensus feedback letter, the community has expressed interest in ensuring this facility is designed and constructed to be an attractive amenity and not purely an engineered facility.

MileStone's Commitment: Primary water quality and detention facility will be a wet pond designed to be an amenity and not a dry concrete or sand filtration facility

Commitment Change: n/a

Full Commitment:

MileStone will agree to design a "wet pond" as primary detention and water quality instead of dry concrete or sand filtration ponds. The wet pond will be designed by landscape architects to be compatible with the natural character of the area, to provide wildlife habitat, and to be an amenity to those who visit the publicly accessible Signature Park Space.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a "CO – Conditional Overlay", or restrictive covenant with the BCRC or others, or other instrument if conventional zoning is pursued.

Backup Material for Item 3:

- Wet Pond Conceptual Location
- Wet Pond Conceptual Imagery



The Grove at Shoal Creek
Proposed Wet Pond



Wet Pond



The Grove at Shoal Creek
Conceptual Imagery for Wet Pond Amenity

4. Design Guidelines

Community Input

While not specifically addressed in the BCRC's letter, conversations with the BCRC leadership, design committee, and other community members have indicated a strong interest in ensuring a legacy-quality project with thoughtful, well-designed street sections, architecture, landscapes, and open spaces. Design guidelines are the best tool to address this.

MileStone's Commitment: Develop Design Guidelines to govern the development's streets, trails, buildings, and landscape. BCRC will have the opportunity to review and comment on these guidelines before they are adopted.

Commitment Change: n/a

Full Commitment:

MileStone will agree to develop binding Design Guidelines for the project. It is our intent that these guidelines replace the City of Austin's Commercial Design Standards (Subchapter E) to the extent possible, and that they set a higher standard for the development. The BCRC will be provided with a draft copy for review and comment, and we will work to integrate the BCRC's comments into the final document to the extent feasible.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. If conventional zoning is pursued, the city's commercial design standards (Subchapter E) will apply to the development, and more limited guidelines can be adopted to supplement those guidelines as needed.

5a. Site Development Regulations and Land Use Plan

Community Input

Land use/zoning. *We are concerned that the intensity of allowable density in the Development Assessment that MileStone submitted to the City is too open-ended and far greater than the level of density it presented in its April 2 conceptual plan, which itself proposes density much greater than now exists in the surrounding neighborhoods. Any zoning/Planned Unit Development plan approved by the City will establish the parameters for how the property may be developed in the future regardless of who manages or owns it. Therefore, it is crucial that reasonable, enforceable limits on the use and intensity of development on the property be established before the BCRC can consider whether to support any proposed development plan.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: Update Land Use Plan to provide:

- **200' width for Tract A**
- **Additional site access drives**
- **Tracts F and G added**

Commitment Change: Tract A expanded from 100' to 200'. Three additional access drives have been added. The number of tracts has been increased from 5 to 7.

Full Commitment:

Tract A is expanded to 200' wide in order to provide greater compatibility for the homes along 45th Street by restricting development to 40' height and residential uses for a full 200'. Right-in-right-out drives, one accessing 45th Street to the north and the other at 40th/Oakmont, and a full-movement access at 42nd, are provided to address community requests for greater connectivity. Tracts F and G are added to the Land Use Plan in order to place greater restrictions on development in tracts C and D.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. Equivalent zoning categories with appropriate CO-Conditional Overlays can be selected if conventional zoning is pursued.

5b. Residential Unit Cap

Community Input

Land use/zoning. *We are concerned that the intensity of allowable density in the Development Assessment that MileStone submitted to the City is too open-ended and far greater than the level of density it presented in its April 2 conceptual plan, which itself proposes density much greater than now exists in the surrounding neighborhoods. Any zoning/Planned Unit Development plan approved by the City will establish the parameters for how the property may be developed in the future regardless of who manages or owns it. Therefore, it is crucial that reasonable, enforceable limits on the use and intensity of development on the property be established before the BCRC can consider whether to support any proposed development plan.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: A maximum of 1515 residential units on-site (not inclusive of on-site affordable units)

Commitment Change: There was no initial commitment, though this is a substantial reduction from what the Development Assessment submittal would have allowed.

Full Commitment:

MileStone will agree to an overall project cap of 1515 residential units (inclusive of all types). While individual parcels may be allowed certain densities and intensities to provide necessary development flexibility, this unit cap equates to an overall average density of approx. 20 units/acre across the entire site. Affordable units provided on-site would not count against this cap.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a "CO – Conditional Overlay" or other instrument if conventional zoning is pursued.

5c. Overall Impervious Cover Limit

Community Input

Land use/zoning. *We are concerned that the intensity of allowable density in the Development Assessment that MileStone submitted to the City is too open-ended and far greater than the level of density it presented in its April 2 conceptual plan, which itself proposes density much greater than now exists in the surrounding neighborhoods. Any zoning/Planned Unit Development plan approved by the City will establish the parameters for how the property may be developed in the future regardless of who manages or owns it. Therefore, it is crucial that reasonable, enforceable limits on the use and intensity of development on the property be established before the BCRC can consider whether to support any proposed development plan.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders’ “The Grove at Shoal Creek” Conceptual Plan)

MileStone’s Commitment: Maximum Impervious Cover of 65%

Commitment Change: There was no initial commitment, though this is a reduction from what the Development Assessment submittal would have allowed.

Full Commitment:

MileStone will agree to an overall project cap of 65% impervious cover, determined on an overall site basis. Individual parcels may be allowed varying intensities to provide necessary development flexibility. For Context, GR zoning allows 90% impervious cover and SF-6 zoning allows 55%.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a “CO – Conditional Overlay” or other instrument if conventional zoning is pursued.

5d. Height

Community Input

Land use/zoning. *We are concerned that the intensity of allowable density in the Development Assessment that MileStone submitted to the City is too open-ended and far greater than the level of density it presented in its April 2 conceptual plan, which itself proposes density much greater than now exists in the surrounding neighborhoods. Any zoning/Planned Unit Development plan approved by the City will establish the parameters for how the property may be developed in the future regardless of who manages or owns it. Therefore, it is crucial that reasonable, enforceable limits on the use and intensity of development on the property be established before the BCRC can consider whether to support any proposed development plan.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders’ “The Grove at Shoal Creek” Conceptual Plan)

MileStone’s Commitment:

- **In Tract B: 65’ max. height and 5-story cap with 75’ max. height allowed in 10% of Tract**
- **In Tract G: 60’ max. height**
- **In Tract E: 35’ max. height**
- **All Other Tracts: 40’ max. height**
- **Tract A expanded to 200’**

Commitment Change: 90% of Tract B reduced from 75’ to 65’, Height reductions for Tracts C, D, F. Tract A expanded width from 100’ to 200’.

Full Commitment:

MileStone will agree to establish maximum heights consistent with the Conceptual Master Plan. Those height limits are identified in the attached proposed Land Use Plan.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. If conventional zoning is pursued, height restrictions will likely be attached to the selected zoning categories, but additional restrictions can be included in a “CO – Conditional Overlay” or other instrument if needed.

5e. Compatible Mixed-use Development

Community Input

The overall plan is generally responsive to the BCRC Design Principles regarding compatibility and integration with the surrounding neighborhoods, but the following issues have been identified:

- *The mixed-use office/commercial/multi-family residential portion of the development should be restricted to the area across from the existing multi-family housing on Bull Creek Rd., and this part of the Grove conceptual plan should be locked into the zoning/PUD plan.*
- *The area of the development across Bull Creek Road from and adjacent to existing single-family residences should be limited to single-family residential uses, and this part of the conceptual plan should be locked into the zoning/PUD plan.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment:

- **Tracts A, D, and E restricted to residential uses**
- **Tract C allows residential-compatible commercial uses in live-work only**
- **Tracts F and G allow limited low-intensity commercial uses**
- **Tract B allows a wide range of commercial uses, consistent with the project's mixed-use vision**

Commitment Change: Added live-work restriction to Tract C, created tracts F and G to restrict commercial uses from the south end of the site.

Full Commitment:

MileStone will agree to provide that the project allows for a mixture of neighborhood retail, office, and residential uses. The commercial and office use portions will be located so that they are not directly adjacent to or across Bull Creek Road from existing single-family homes, except for the commercial corner located on the first block of Bull Creek Road south of 45th Street, as shown on the Conceptual Master Plan. MileStone will agree to establish allowable uses consistent with the Conceptual Master Plan. Those uses are clearly identified in the attached proposed Land Use Plan.

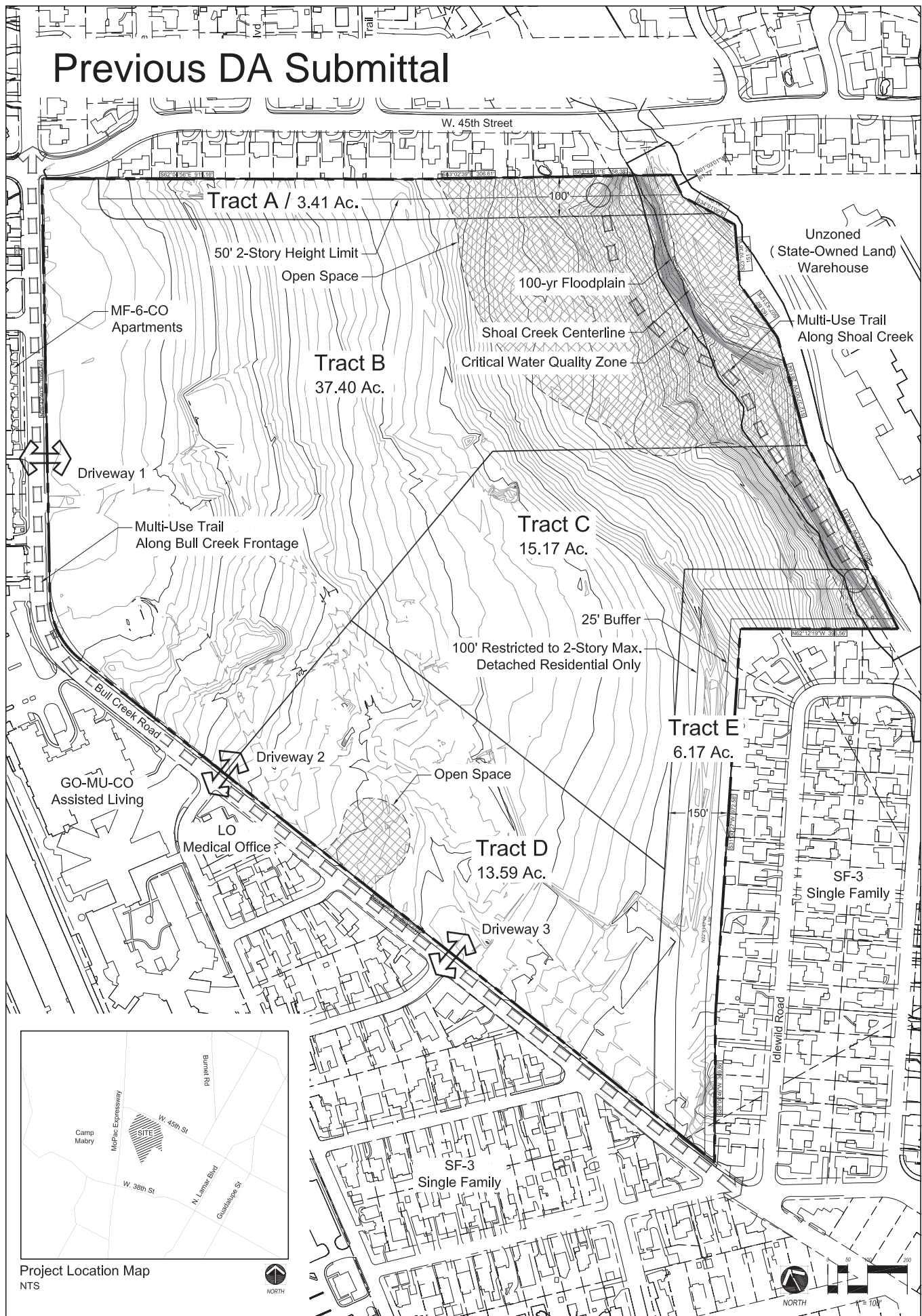
How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. If conventional zoning is pursued, these allowable uses will likely be attached to the selected zoning categories, but additional restrictions can be included in a restrictive covenant with the BCRC or others if needed.

Backup Material for Item 5:

- Previously submitted and revised Land Use Plans and Regulation Charts
- Height comparisons for previous and revised Land Use Plans
- Density Examples
- Mueller Development Regulations

Previous DA Submittal



The Grove at Shoal Creek Planned Unit Development Land Use Plan

April 2015

Sheet 1 of 2

2121 E. Sixth Street, Ste 203
Austin, Texas 78702
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F 303.892.1186

www.norris-design.com



Previous DA Submittal

PERMITTED USE CHART

TRACTS A & E

Bed & Breakfast (Group 1)
 Bed & Breakfast (Group 2)
 Condominium Residential
 Duplex Residential
 Retirement Housing (Small Site)
 Single-Family Attached Residential
 Single-Family Residential
 Small Lot Single-Family Residential
 Townhouse Residential
 Two-Family Residential
 Short-Term Rental
 Public Primary Education Facilities
 Public Secondary Education Facilities
 Religious Assembly

TRACT C

All permitted uses for Tracts A & E
 Multifamily Residential
 Congregate Living
 Community Garden
 Urban Farm

TRACT D

All permitted uses for Tract C
 Administrative & Business Offices*
 Art Gallery
 Art Workshop
 Financial Services
 Medical Offices (all sizes)*
 Off-site Accessory Parking
 Personal Services
 Pet Services
 Professional Office*
 Software Development
 Community Garden
 Urban Farm
 Counseling Services
 Cultural Services
 Day Care Services (Commercial)
 Day Care Services (General)
 Day Care Services (Limited)
 Private Primary Education Facilities
 Private Secondary Education Facilities

TRACT B

All permitted uses for Tract D
 Automotive Rentals
 Automotive Sales
 Automotive Washing (of any type)
 Business or Trade School
 Business Support Services
 Cocktail Lounge
 Commercial Off-Street Parking
 Consumer Convenience Services
 Consumer Repair Services
 Exterminating Services
 Food Sales
 General Retail Sales (Convenience)
 General Retail Sales (General)
 Hotel-Motel
 Indoor Entertainment
 Indoor Sports & Recreation
 Liquor Sales
 Off-Site Accessory Parking
 Outdoor Sports & Recreation
 Personal Improvement Services
 Printing & Publishing
 Research Services
 Restaurant (General)
 Restaurant (Limited)
 Theater
 College & University Facilities
 Community Recreation (Private)
 Community Recreation (Public)
 Hospital Services (Limited)
 Safety Services

OPEN SPACE

Park (Private Ownership, Privately - Maintained, Publicly Accessible)
 Drainage, Detention & Water Quality Facilities

* All office uses are limited to a maximum of 10% of the allowable FAR.

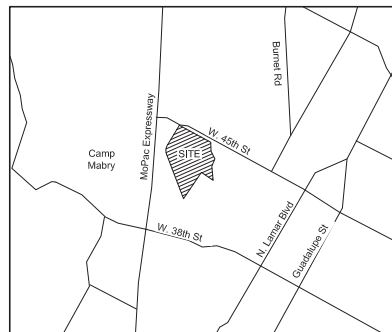
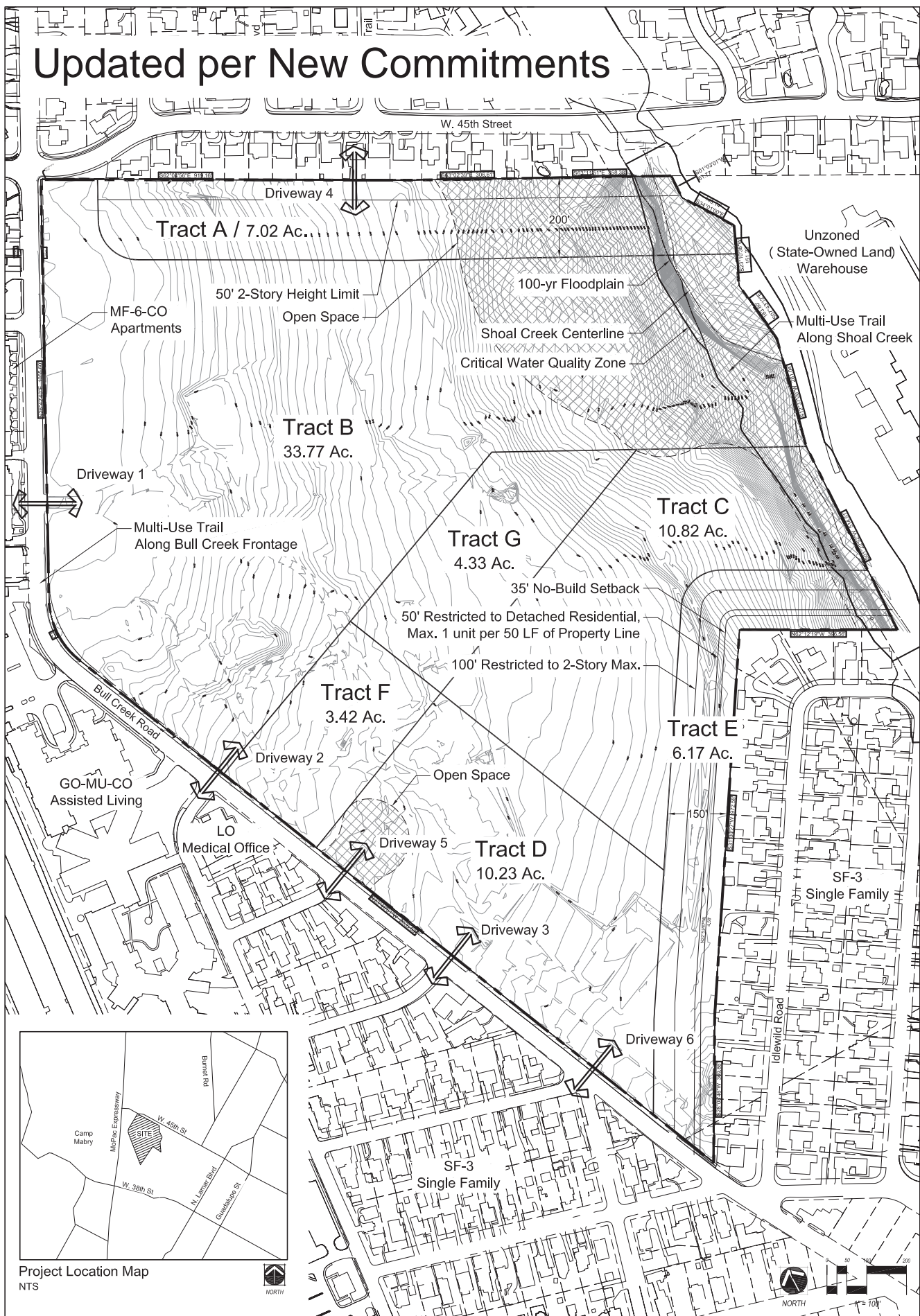
NOTES:

1. Driveway and trail locations shown on the Land Use Plan are approximate and will be determined at the time of Site Plan.
2. The Open Space areas shown on the Land Use Plan are shown only to demonstrate compliance with Tier 1 and Tier 2 requirements and are not intended to represent all of the Open Space and Park Space that will be provided in the Project. The boundaries of the Open Space shown are approximate and will be determined at the time of Site Plan.

SITE DEVELOPMENT REGULATIONS

	TRACT A	TRACT B	TRACT C	TRACT D	TRACT E
Minimum Lot Size in s.f.	3,000	3,000	3,000	3,000	3,000
Minimum Lot Width	30'	30'	30'	30'	30'
Maximum Dwelling Units per acre	25	75	25	40	25
Maximum Height	45'	75'	45'	50'	35'
Minimum Setbacks from Public Streets					
Front Yard	10'	0'	10'	0'	10'
Street Side Yard	10'	0'	10'	0'	10'
Minimum Interior Yard Setbacks					
Interior Side Yard	0'	0'	0'	0'	0'
Rear Yard	0'	0'	0'	0'	0'
Maximum Building Coverage	50%	70%	50%	65%	50%
Maximum Impervious Cover	70%	80%	70%	75%	70%
Maximum Floor Area Ratio	0.75:1	-	0.75:1	1:1	0.75:1

Updated per New Commitments



The Grove at Shoal Creek Planned Unit Development Land Use Plan

May 2015

Sheet 1 of 2

2121 E. Sixth Street, Ste 203
 Austin, Texas 78702
 P 512.900.7888
 F 303.892.1186

www.norris-design.com



Updated per New Commitments

TRACTS A & E
Condominium Residential
Duplex Residential
Retirement Housing (Small Site)
Single-Family Attached Residential
Single-Family Residential
Small Lot Single-Family Residential
Townhouse Residential
Two-Family Residential
Short-Term Rental
Religious Assembly

TRACT C
All permitted uses for Tracts A & E
Multifamily Residential
Congregate Living
Community Garden
Urban Farm
Public Primary Education Facilities
Public Secondary Education Facilities

TRACT B
All permitted uses for Tract D
Automotive Rentals
Automotive Sales
Automotive Washing (of any type)
Business or Trade School
Business Support Services
Cocktail Lounge
Commercial Off-Street Parking
Consumer Convenience Services
Consumer Repair Services
Exterminating Services
Food Sales
General Retail Sales (Convenience)
General Retail Sales (General)
Hotel-Motel
Indoor Entertainment
Indoor Sports & Recreation
Liquor Sales
Off-Site Accessory Parking
Outdoor Sports & Recreation
Personal Improvement Services
Printing & Publishing
Research Services
Restaurant (General)
Restaurant (Limited)
Theater
College & University Facilities
Community Recreation (Private)
Community Recreation (Public)
Hospital Services (Limited)
Safety Services

TRACT D
All permitted uses for Tract C, except the uses below will be permitted as live-work units only.
Administrative & Business Offices
Art Gallery
Art Workshop
Financial Services
Medical Offices (all sizes)
Off-site Accessory Parking
Personal Services
Pet Services
Professional Office
Software Development
Community Garden
Urban Farm
Counseling Services
Cultural Services
Day Care Services (Commercial)
Day Care Services (General)
Day Care Services (Limited)
Private Primary Education Facilities
Private Secondary Education Facilities

TRACT F&G
All permitted uses for Tract C
Administrative & Business Offices
Art Gallery
Art Workshop
Financial Services
Medical Offices (all sizes)
Off-site Accessory Parking
Personal Services
Pet Services
Professional Office
Software Development
Community Garden
Urban Farm
Counseling Services
Cultural Services
Day Care Services (Commercial)
Day Care Services (General)
Day Care Services (Limited)
Private Primary Education Facilities
Private Secondary Education Facilities

OPEN SPACE

Park (Private Ownership, Privately - Maintained, Publicly Accessible)

Drainage, Detention & Water Quality Facilities

The Grove at Shoal Creek

PUD Open Space Requirement

Tract	Tract Acreage	Requirement	Required per Tier 1 (Acres)	Required per Tier 2 (Acres)	Provided (Acres)
A	7.02	10%	0.70	0.77	
B	33.77	20%	6.75	7.43	
C	10.82	10%	1.08	1.19	
D	10.23	10%	1.02	1.13	
E	6.17	10%	0.62	0.68	
F	3.42	10%	0.34	0.38	
G	4.33	10%	0.43	0.48	
TOTAL	75.76		10.95	12.05	17*

*Park space only, does not include all Open Space

GENERAL NOTES:

- Overall project impervious cover capped at 65%.
- Total residential units on the site capped at 1515.
- Driveway and trail locations shown on the Land Use Plan are approximate and will be determined at the time of Site Plan.
- The Open Space areas shown on the Land Use Plan are shown only to demonstrate compliance with Tier 1 and Tier 2 requirements and are not intended to represent all of the Open Space and Park Space that will be provided in the Project. The boundaries of the Open Space shown are approximate and will be determined at the time of Site Plan.

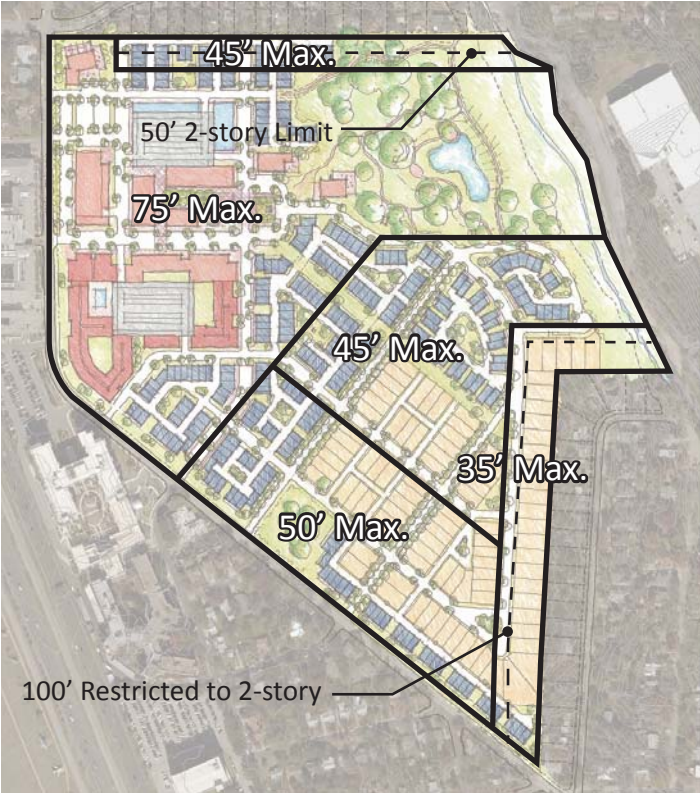
SITE DEVELOPMENT REGULATIONS

	TRACT A	TRACT B	TRACT C	TRACT D	TRACT E	TRACT F	TRACT G
Minimum Lot Size in s.f.	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Minimum Lot Width	30'	30'	30'	30'	30'	30'	30'
Maximum Dwelling Units per acre	25	75	25	40	25	40	40
Maximum Height	40'	65**	40'	40'	35'	40'	60'
Minimum Setbacks from Public Streets							
Front Yard	10'	0'	10'	0'	10'	0'	0'
Street Side Yard	10'	0'	10'	0'	10'	0'	0'
Minimum Interior Yard Setbacks							
Interior Side Yard	0'	0'	0'	0'	0'	0'	0'
Rear Yard	0'	0'	0'	0'	0'	0'	0'
Maximum Building Coverage	50%	70%	50%	65%	50%	65%	65%
Maximum Impervious Cover	70%	80%	70%	75%	70%	75%	75%
Maximum Floor Area Ratio	0.75:1	-	0.75:1	1:1	0.75:1	1:1	1:1

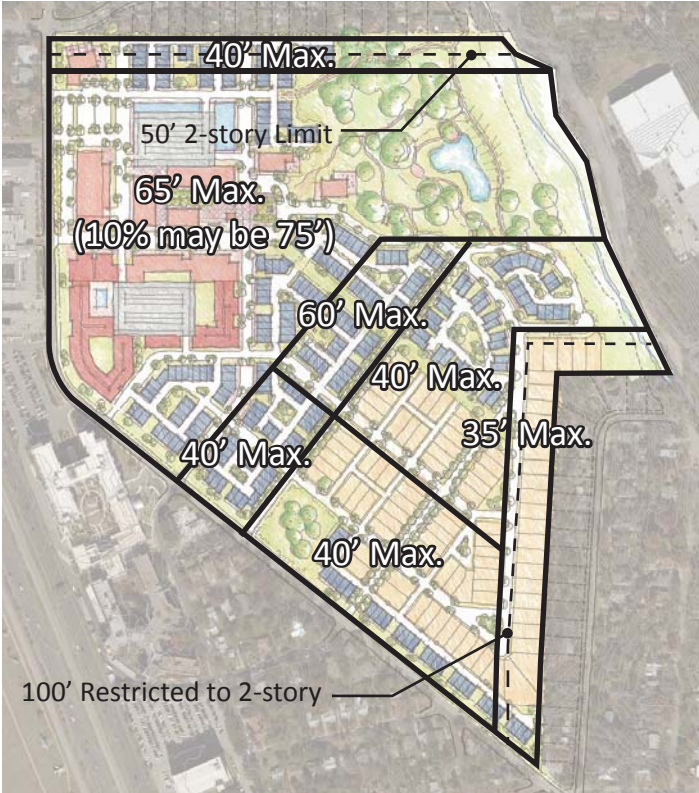
* Up to 10% of Tract B permitted to be up to 75' in height

MileStone Commitments

Height Limits



DA Submittal



New Commitment

MileStone Commitments

Density and Unit Count



Density examples present or planned in the Mueller Development
<http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/021715CAGMuellerHousingChoicespresentation_Compatibility_Jana_reduced.pdf>

The Grove at Shoal Creek

MileStone Commitments

Site Regulation Comparisons - Commercial

MUELLER P. U. D. - SITE DEVELOPMENT REGULATIONS

	TOWN CENTER MIXED USE (TC)		
	ROW/SHOP HOUSE	MULTI-FAMILY	COMMERCIAL ^{1,3}
Minimum Lot Size	1,375 SF. 1,500 SF on corner lot	12,500 SF	2,500 SF
Minimum Lot Width	16 FT., 21 Ft. on corner lot	80 FT.	25 FT.
Maximum Height (TC-1) ²	40 FT. and 3 stories	100 FT.	100 FT.
Minimum Front Yard Setback	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	0 FT.
Minimum Interior Side Yard Setback	0 FT.	5 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	0 FT.	0 FT.
Maximum Impervious Cover	95%	95%	100%

MileStone Commitments

Site Regulation Comparisons - Residential

EXHIBIT E

MUELLER P.U.D. - SITE DEVELOPMENT REGULATIONS

	MIXED RESIDENTIAL AREA (MR)		
	RESIDENTIAL YARD HOUSE	RESIDENTIAL ROW/SHOP HOUSE	RESIDENTIAL MUELLER HOUSE
Minimum Lot Size	2,500 SF, 3,500 SF on corner lot	1,375 SF, 1,500 SF on corner lot	7,000 SF
Minimum Lot Width	30 FT., 35 FT on corner lot	16 FT., 25 FT. on corner lot	70 FT.
Maximum Height	35 FT.	40 FT. and 3 stories	40 FT. and 3 stories
Minimum Front Yard Setback	5 FT.	5 FT.	10 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	10 FT.
Minimum Interior Side Yard Setback	3 FT-1 IN ¹	0 FT.	5 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.
Maximum Impervious Cover	75%	95%	75%

6a. Compatibility for Adjacent Homes – 45th Street

Community Input

Additional setback and height limitations are required for lots abutting Idlewild and 45th Street properties, as well as compatible size and configuration of those lots. Additional information, including scale cross-sections, will be needed to assist with this discussion and in continuing to work with the residents.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment:

MileStone will provide EITHER:

- **30' building setback exceeding compatibility standards**
- **30' height limit within a 50' setback**
- **40' height limit and restrict to residential uses within a 200' setback, exceeding compatibility**
- **Provide an alley and sidewalk within the 30' building setback to accommodate safe access to the existing homes**
- **Additional landscaping and fencing requirements**

OR MileStone will provide detached residential uses meeting compatibility standards per City code backing to the existing homes.

Commitment Change: Increased building setback from 25' to 30', increased 40' height limitation from 100' to 200'. Provide detached residential option.

Full Commitment:

MileStone will provide one of the following two options:

1. Milestone will provide a 30' buildings setback along the property line abutting the single-family homes fronting on 45th Street, which exceeds compatibility by 20%. Additionally, MileStone will provide a 30' height limitation within a 50' setback and a 40' height limitation throughout Tract A, which will be 200' wide (compatibility would allow 40-50' of height between 100 and 200'). MileStone will agree to construct an appropriately sized alley and sidewalk with limited access to provide access to the single-family homes along 45th Street that are adjacent to the non-park space portions of the project. MileStone will provide a landscape buffer per the City of Austin Environmental Criteria Manual (ECM), or private parking space, per adjacent homeowner's request. This buffer shall include a high quality wood privacy fence, such as a basket weave texture fence.
2. Milestone will provide a 25' building setback meeting compatibility requirements and will restrict height to 30' within 50' of the property line and 40' within 100' of the property line in accordance with compatibility standards. Additionally, Milestone will commit to detached residential uses within 50' of the property line within Tract A.

How do we make this binding?

These commitments can be included in the Planned Unit Development Ordinance if that zoning is pursued. If conventional zoning is approved, the increased compatibility setbacks and height limitations can be included in a Conditional Overlay, and the alley commitment can be included in a restrictive covenant or other instrument with the BCRC or others. However, the alley will require a Land Use Commission Waiver or Board of Adjustment Variance if conventional zoning is pursued, and this commitment is accordingly subject to City approval by such means in that event.

6b. Compatibility for Adjacent Homes – Idlewild Road

Community Input

Additional setback and height limitations are required for lots abutting Idlewild and 45th Street properties, as well as compatible size and configuration of those lots. Additional information, including scale cross-sections, will be needed to assist with this discussion and in continuing to work with the residents.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment:

- **35' building setback, exceeding compatibility standards by 40%**
- **30' height limit within 50'**
- **35' height limit throughout Tract E, which exceeds compatibility standards by at least 5'**
- **Homes backing to this property line must be detached single family homes, max. 1 unit per 50'**
- **Maximum of 2 units adjacent to any existing lot**
- **Additional landscaping and fencing requirements**

Commitment Change: Increased building setback from 25' to 35'. Added limit to 1 unit per 50' and 2 units adjacent to any existing lot. Added landscaping and fencing requirements.

Full Commitment:

MileStone will provide a 35' building setback along the property line abutting the single-family homes fronting on Idlewild Road. Additionally, MileStone will provide a 30' height limitation within a 50' setback and a 35' height limitation throughout Tract E, which will be 150' wide. Any homes in Tract E within 50' of the property line will be a detached residences, limited to 1 unit per 50' of property line. The number of units that can be directly adjacent to an existing lot is limited to 2 units. MileStone will provide a landscape buffer per the City of Austin Environmental Criteria Manual (ECM). This buffer shall achieve two times the buffering points that the ECM requires and shall include a high quality wood privacy fence, such as a basket weave fence.

How do we make this binding?

These commitments can be included in the Planned Unit Development Ordinance if that zoning is pursued. If conventional zoning is approved, the increased compatibility setbacks and height limitations can be included in a "CO – Conditional Overlay" or other instrument if conventional zoning is pursued, and the detached home commitment can be included in a restrictive covenant with the BCRC or others.

6c. Compatibility for Adjacent Homes – Oakmont Heights

Community Input

The area of the development across Bull Creek Road from and adjacent to existing single-family residences should be limited to single-family residential uses, and this part of the conceptual plan should be locked into the zoning/PUD plan.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment:

- **25' building setback from property line (35' min. from curb), exceeding compatibility standards**
- **Use and height limitations in Tract C**

Commitment Change: n/a

Full Commitment:

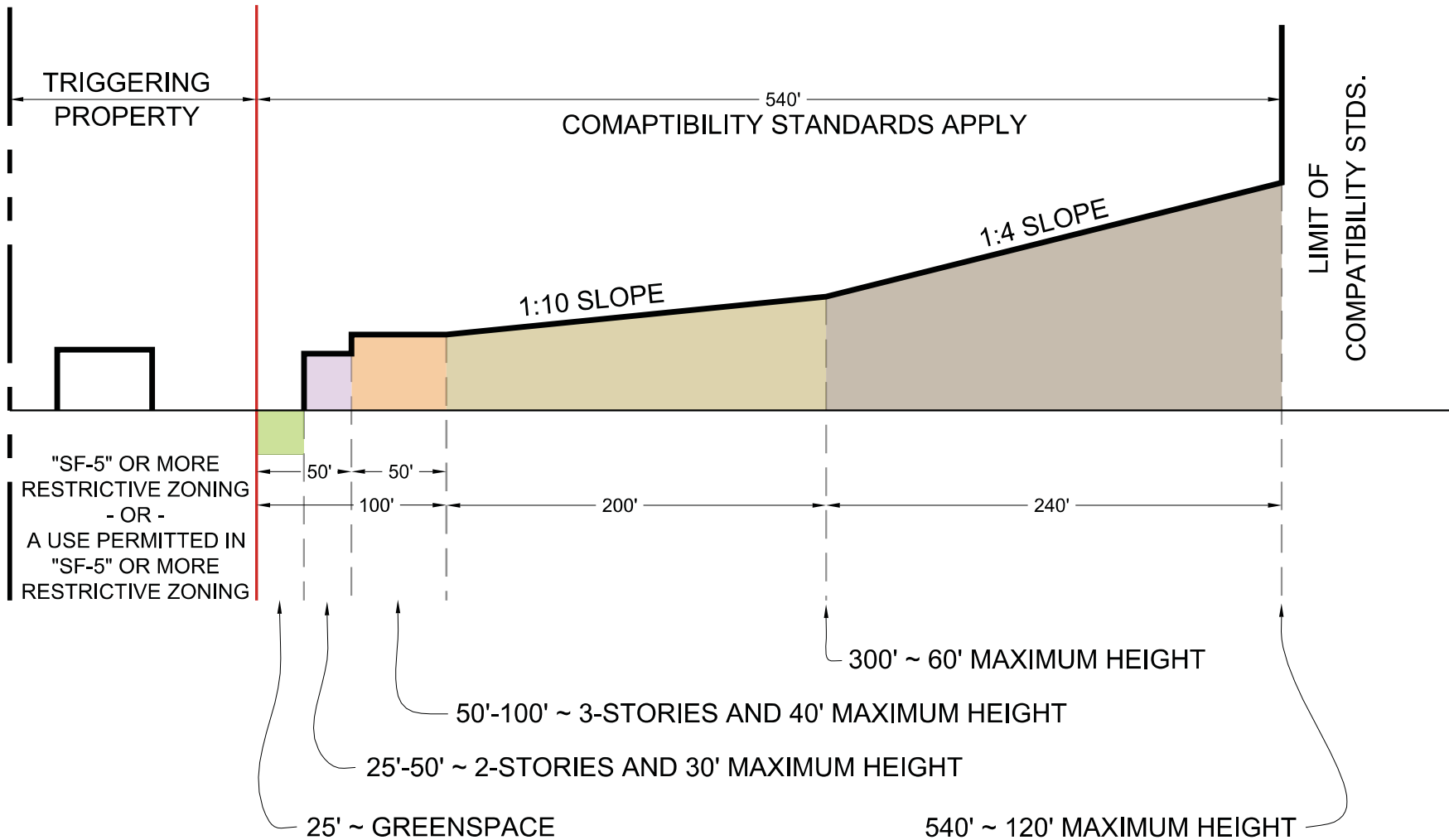
MileStone will provide a 25' minimum building setback and 35' minimum setback from the curb line for all buildings adjacent to Bull Creek Road and across from existing single-family homes. These buildings will be restricted to residential and live-work uses and max. 40'/3-story height, as detailed in Item 4.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. If conventional zoning is approved, the increased compatibility setbacks can be included in a "CO – Conditional Overlay" or other instrument.

Backup Material for Item 6:

- City of Austin Compatibility Section
- City of Austin Screening Requirements
- Compatibility Map of site
- Proposed sections for Idlewild and 45th Street homes



COMPATIBILITY SECTION

SCALE: 1" = 50'

From City of Austin Land Development Code

§ 25-2-1066 - SCREENING REQUIREMENTS.

- (A) A person constructing a building shall screen each area on a property that is used for a following activity from the view of adjacent property that is in an urban residence (SF-5) or more restrictive zoning district:
 - (1) off-street parking;
 - (2) the placement of mechanical equipment;
 - (3) storage; or
 - (4) refuse collection.
- (B) A person constructing shoreline access, as that term is defined in Section 25-2-1172 (Definitions), shall screen the shoreline access from the view of property that is in an urban residence (SF-5) or more restrictive zoning district. A person may comply with this Subsection by providing vegetation and tree canopy as prescribed by rule, and may supplement compliance with other screening methods prescribed by rule. The owner must maintain the screening provided under this section.
- (C) A person may comply with Subsection (A) by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 (Fences As Accessory Uses).
- (D) The owner must maintain a fence, berm, or vegetation provided under this section.

Source: Section 13-2-736(c); Ord. 990225-70; Ord. 031211-11; Ord. 20101209-075.

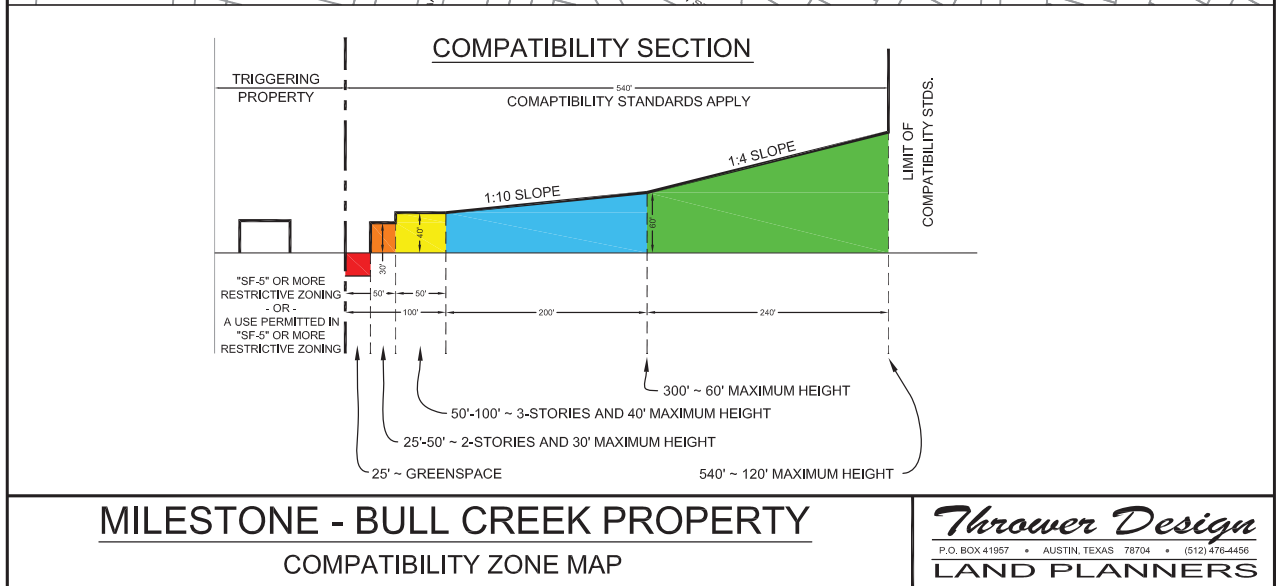
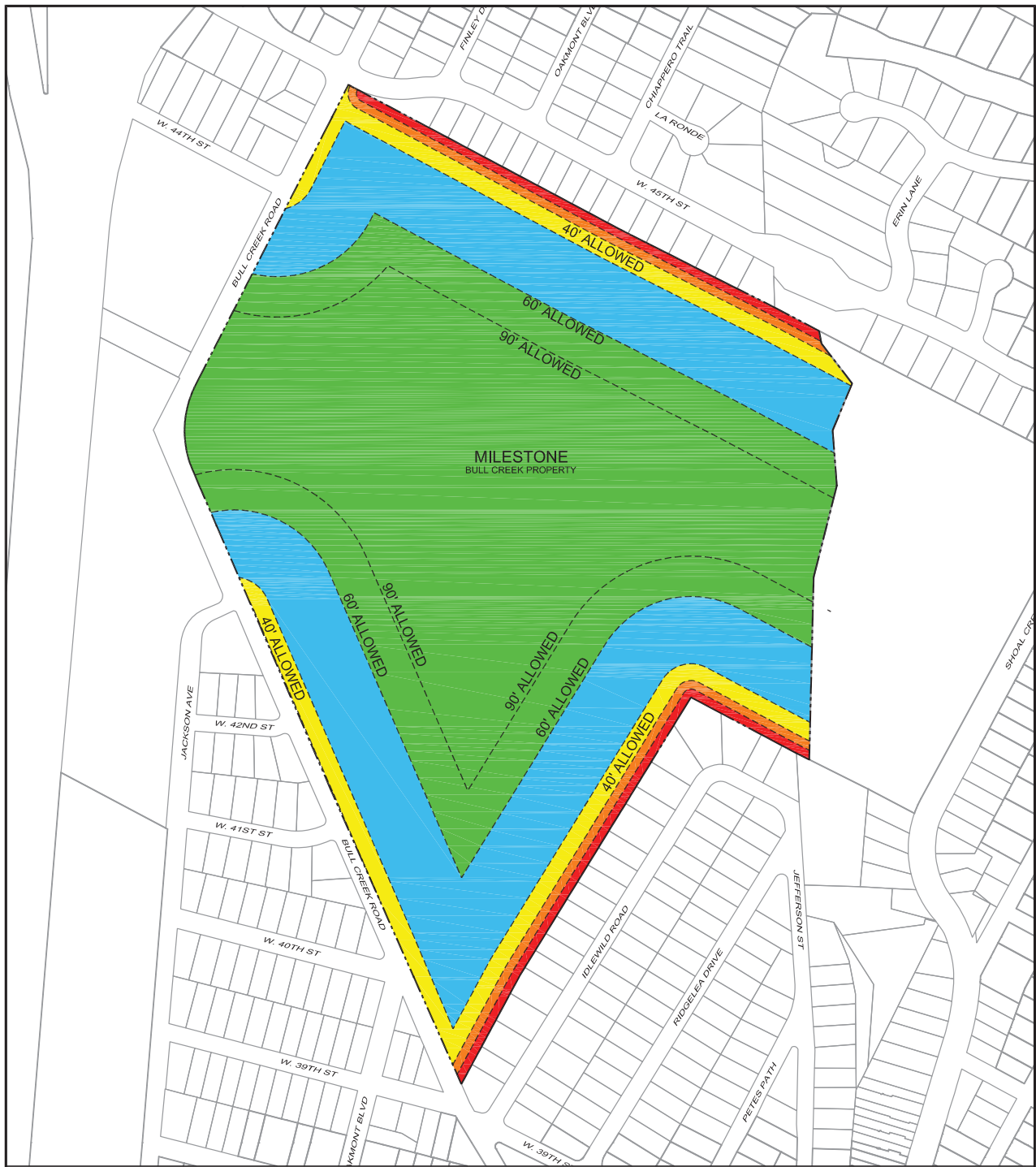
From City of Austin Environmental Criteria Manual

2.9.0 - SCREENING STANDARDS

2.9.1 - General

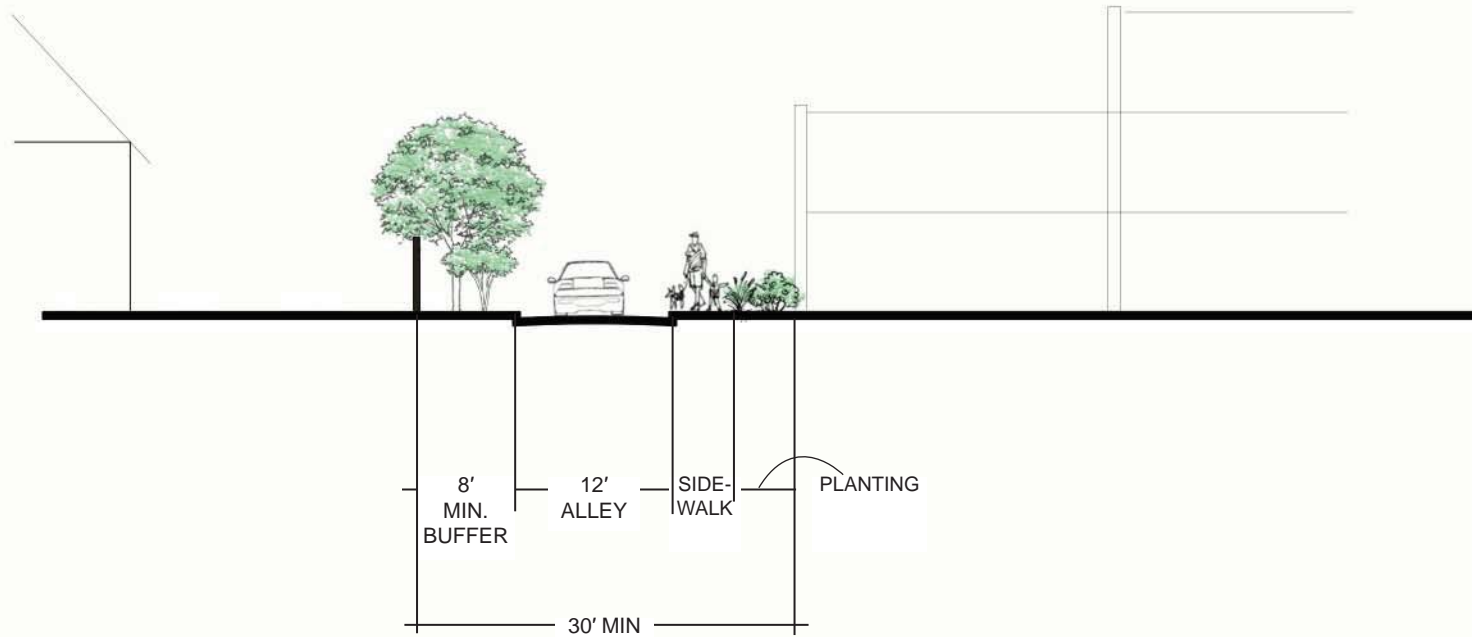
When screening is required by any provision of the Land Development Code, the installation and maintenance thereafter of a visual screen of one (1) of the following types shall be provided:

- A. A solid wood and/or masonry fence or wall at least six (6) feet in height.
- B. A hedge-like screen of evergreen plant material capable of attaining a minimum height of six (6) feet at maturity, planted initially at a minimum of four (4) foot on center. The plants will be a minimum height of 2½ feet at time of planting.
- C. Existing vegetation may be used as screening if the following conditions are met:
 - 1. The vegetation area is at least ten (10) feet wide and a limit of construction line is clearly marked on the plans.
 - 2. The area must contain the equivalent of one (1) large tree, two (2) small trees and six (6) understory shrubs per 20 linear feet of screen. Equivalents may be found in Appendix A.





Compatibility Section for Idlewild Residents



Compatibility Section for 45th St Residents

7. Waterline Improvements

Community Input

While not specifically addressed in the BCRC's letter, this represents a major community benefit that the project will provide.

MileStone's Commitment: Construct a 36" waterline to the site from west of Mopac to upgrade the neighborhood's existing water supply.

Commitment Change: n/a

Full Commitment:

Subject to City agreement for cost participation and approval of service extension request, MileStone will agree to construct a 36-inch water line from west of Mopac to the project. This water line will be over-sized to not only serve the project but also to provide improved water service to the greater neighborhood east of Mopac.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. This commitment will be further included in an approved Service Extension Request ("SER") for the project.

Backup Material for Item 7:

- Map of Proposed Waterline
- List of Benefits

MileStone Commitments

Waterline Improvements



The Grove at Shoal Creek

MileStone Commitments

Waterline Improvements

The upsized waterline will provide benefits to the entire neighborhood, including:

- **Safety:** increased fire flow.
- **Reliability:** additional redundancy to existing water system (backup in the case of a water line issue).
- **Consistency:** improved water pressure.
- **Service:** provides the City with the flexibility to provide improved water pressure to areas with lower water pressure.

8. On-site Detention and Erosion

Community Input

Our area was hard hit by the tragic deaths of our neighbors in the 1981 Memorial Day flood, so we are especially sensitive to additional run-off potentially exacerbating flooding on Shoal Creek. Examination of the conceptual plan indicates up to 50 acres of impervious cover on the tract, which will mean massive run-off. The plan should address both stream-flow flooding and surface sheet-flow flooding as well as contributions the tract will make to flooding downstream.

In areas north of 45th where the creek banks have been stabilized, the 100-year flood levels have risen year by year and now are at the back doors of homes. To be a 100-year 'Legacy Project,' the plan should ensure that in 25 years, 50 years, or 100 years homes there are not flooded or subject to erosion hazard.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment:

- **Capture and detain 100-year storm**
- **Provide additional detention for existing, undetained impervious cover**
- **Avoid erosion hazard zone, and flood plain modifications. Provide**

Commitment Change: Added commitment to detain existing impervious cover

Full Commitment:

MileStone will agree to capture stormwater runoff from the 100-year storm event in drainage improvements located on-site and will detain the stormwater runoff in a pond that will ensure there are no additional adverse flooding impacts from the development during a 100-year storm event. Detention will be provided for the existing, undetained impervious cover on the site in addition to the required detention for the added impervious cover, which will reduce peak runoff from current conditions on site. MileStone will not encroach in the Erosion Hazard Zone without providing appropriate armoring and will not seek any floodplain modifications within Shoal Creek unless required specifically for construction of the Shoal Creek Trail or restoration of Shoal Creek in connection with a capital improvements project. Surface runoff will be captured and diverted to ensure it will not flow into the adjacent Ridgelea neighborhood or 45th Street homes. Compliance with these commitments will be determined in accordance with the City of Austin's Drainage Criteria Manual.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a restrictive covenant or other instrument with the BCRC or others if conventional zoning is pursued.

Backup Material for Item 8:

- Existing Impervious Cover Exhibit



N

0 100' 200' 400'

SCALE: 1" = 200'

HATCH LEGEND

IMPERVIOUS AREA

EX IMPERVIOUS AREA=9.39 AC (12.39%)

BGE

Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel 512-879-0800 • www.browngay.com
TBPB Registration No. F-1046

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BROWN & GAY
ENGINEERS, INC.
F-1046
TBPB Registration No. 1046
May 28, 2015

JOB NUMBER: 1046-00	ISSUE DATE	SCALE	SHEET NUMBER
DESIGNED BY: BW	May 28, 2015	May 28, 2015	
CHECKED BY: BW			

9a. Traffic – Trip Limitation

Community Input

The most-cited concern of residents of the surrounding neighborhoods about the proposed development is the potential impact of increased traffic, not only on Bull Creek Road but throughout the area. In an effort to move forward productively, the BCRC would like to partner with MileStone to develop a comprehensive transportation enhancement plan for the area that addresses:

- **Total vehicular trips:** *The transportation enhancement plan and updated multi-modal transportation impact assessment need to provide adequate assurance that the total number of vehicular trips will not create a level of congestion that outweighs the positive aspects of the plan. Residents do not view currently proposed traffic mitigation as adequate and view the proposed new traffic levels as problematic.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders’ “The Grove at Shoal Creek” Conceptual Plan)

MileStone’s Commitment: Limit Unadjusted Average Daily Trips (ADTs) to 24,000. Additionally, commit to a maximum office square footage on-site of 225,000SF.

Commitment Change: Reduced ADTs, reduced proposed office by 42%

Full Commitment:

MileStone will agree to cap the total unadjusted ADTs for the project to 24,000 trips per day. As discussed, this ADT amount is an unadjusted number of trips *to and from* the uses proposed on the site. This number does not include any adjustments for pass-by trips, internal circulation, or pedestrian, bike and transit trips, which is projected to be substantial given the mixed-use nature of the project. MileStone will additionally commit to a maximum on-site office square footage to 225,000 SF, which will reduce peak trips and therefore congestion.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. We believe it can also be included in a “CO – Conditional Overlay” or other instrument if conventional zoning is pursued. This commitment will be further included in a restrictive covenant with the City regarding the TIA.

9b. Traffic – Improvements

Community Input

The most-cited concern of residents of the surrounding neighborhoods about the proposed development is the potential impact of increased traffic, not only on Bull Creek Road but throughout the area. In an effort to move forward productively, the BCRC would like to partner with MileStone to develop a comprehensive transportation enhancement plan for the area that addresses:

- **Total vehicular trips:** *The transportation enhancement plan and updated multi-modal transportation impact assessment need to provide adequate assurance that the total number of vehicular trips will not create a level of congestion that outweighs the positive aspects of the plan. Residents do not view currently proposed traffic mitigation as adequate and view the proposed new traffic levels as problematic.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment:

- **Fully fund and construct intersection improvements at 45th and Bull Creek to maintain or improve level of service at that intersection, as proposed in the TIA**
- **Fully fund and construct traffic signal and intersection improvements proposed in the TIA at Bull Creek and Jackson**
- **Fully fund 3 pedestrian crossings along Bull Creek Road**
- **Provide ROW for, fully fund, and construct turn lanes where needed along Bull Creek Road to facilitate access to the site, as shown in the TIA**
- **Construct pedestrian islands within Bull Creek Road as described in Item 2**
- **Provide and install a pedestrian and bicycle connection to the Ridglea neighborhood as described in Item 2**
- **Provide vehicular, pedestrian, and bicycle access to 45th Street, provide a Hawk or similar crossing for pedestrians at this location**
- **Provide connection points at 40th/Oakmont, 42nd, and Jackson**
- **Fully fund southbound lane modifications at Jackson and 35th / NB Mopac Ramp, as shown in the TIA**
- **Provide extensive pedestrian and bicycle improvements, including trails on Bull Creek Road and Shoal Creek, as described in Item 2**

Commitment Change: Added 35th/Jackson improvements to funding commitment. Added 45th Street access point with Hawk or similar pedestrian signal. Added connections at 40th/Oakmont and 42nd.

Full Commitment:

MileStone will agree to fund 100% and to construct turn lanes along Bull Creek Road and all of the intersection improvements at (i) 45th Street and Bull Creek Road and (ii) Jackson Street and Bull Creek Road, and (iii) southbound lane modifications at Jackson and 35th Street, as proposed in the project Traffic Impact Analysis (“TIA”). MileStone will fund and construct 3 pedestrian crossings across Bull Creek Road as well as pedestrian haven islands within Bull Creek Road where appropriate, subject to City approval. A drive providing right-in-right-out vehicular access as well as pedestrian and bicycle access to 45th Street will be constructed in the place of a home which MileStone has purchased; a Hawk or similar pedestrian crossing signal will be installed by MileStone at this location subject to City approval. A right-in-right-out drive at 40th/Oakmont and a full movement intersection at 42nd Street will be provided for greater connectivity.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. We believe it can also be included in a “CO – Conditional Overlay” or other instrument if conventional zoning is pursued. This commitment will be further included in a restrictive covenant with the City regarding the TIA.

Backup Material for Item 9:

- Traffic Improvements Exhibit
- Level of Service Exhibit
- TIA Trip Generation Chart
- Intersection Improvements Diagrams
- Intersection Peak Period Performance Charts
- Peak Hour Traffic Graphs by Land Use and Cumulative

Traffic Impact Analysis

Proposed Improvements



Reconfigure 45th/
Bull Creek intersection



Add left turn lanes
within Bull Creek Road

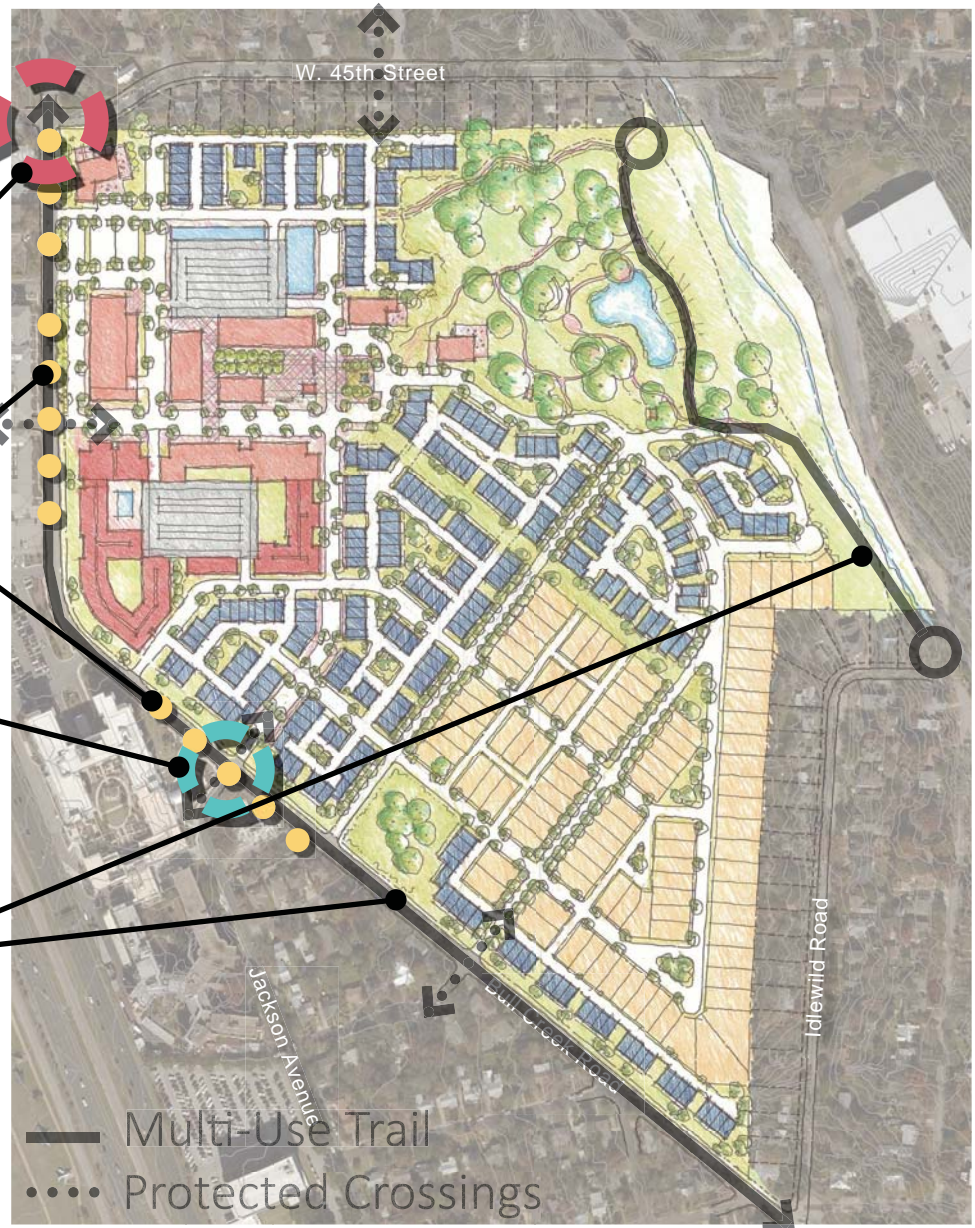


Add traffic signal at
Jackson/Bull Creek
intersection.



Trail system
throughout community

Off graphic: Intersection
Improvements at 35th/NB Mopac



Traffic

Key Intersection Service Levels

Projected for 2024

No-Build = without project

Build = with project and improvements

45th & Mopac NB
No-Build (AM/PM): C/C
Build (AM/PM): C/C



45th & Bull Creek
No-Build (AM/PM): D/D
Build (AM/PM): D/D

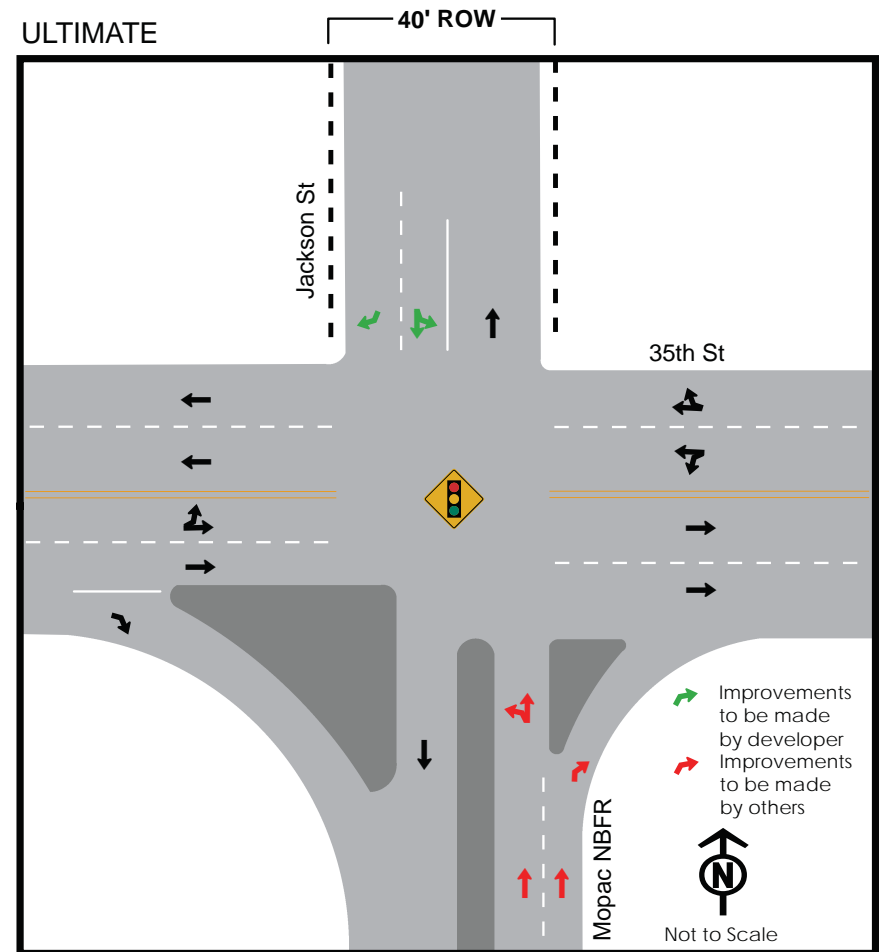
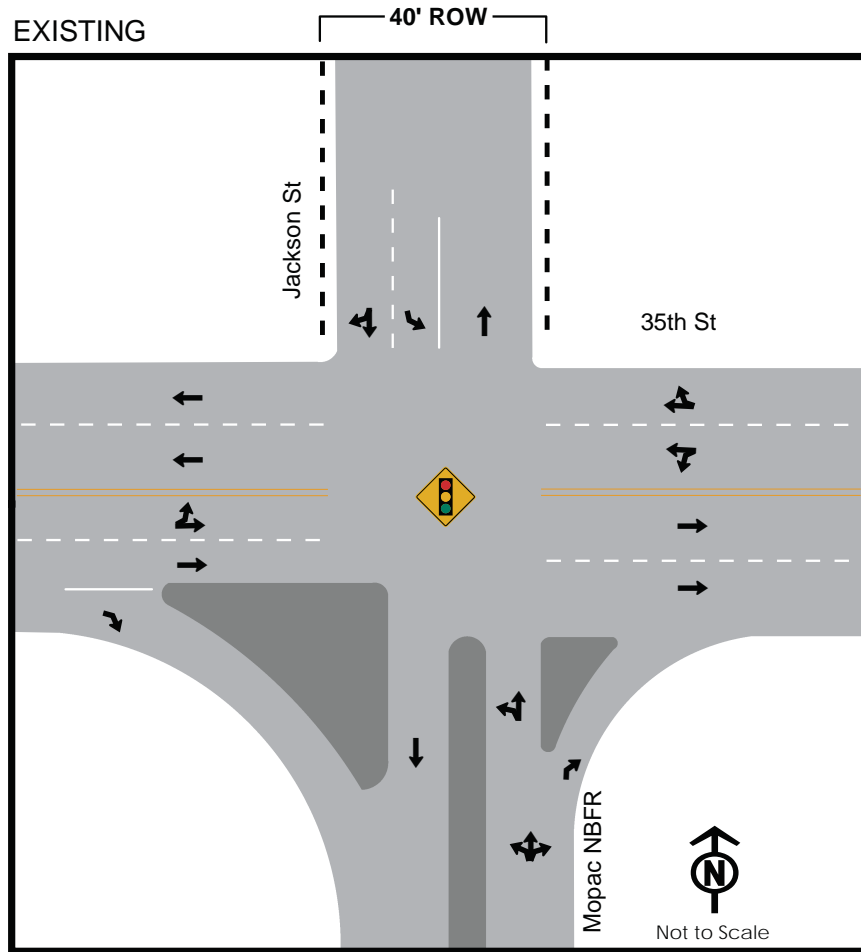
45th & Shoal Creek
No-Build (AM/PM): F/F
Build (AM/PM): F/F

35th & Mopac/Jackson
No-Build (AM/PM): E/D
Build (AM/PM): E/D

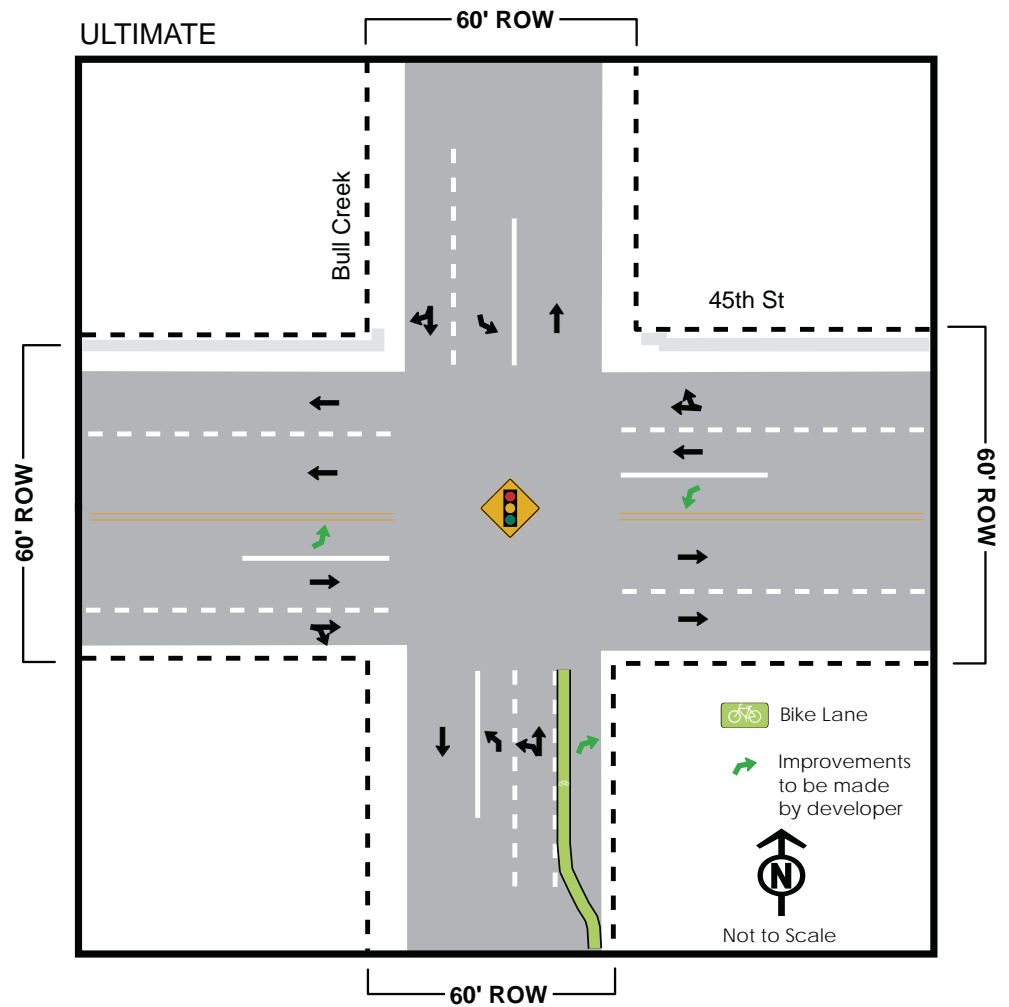
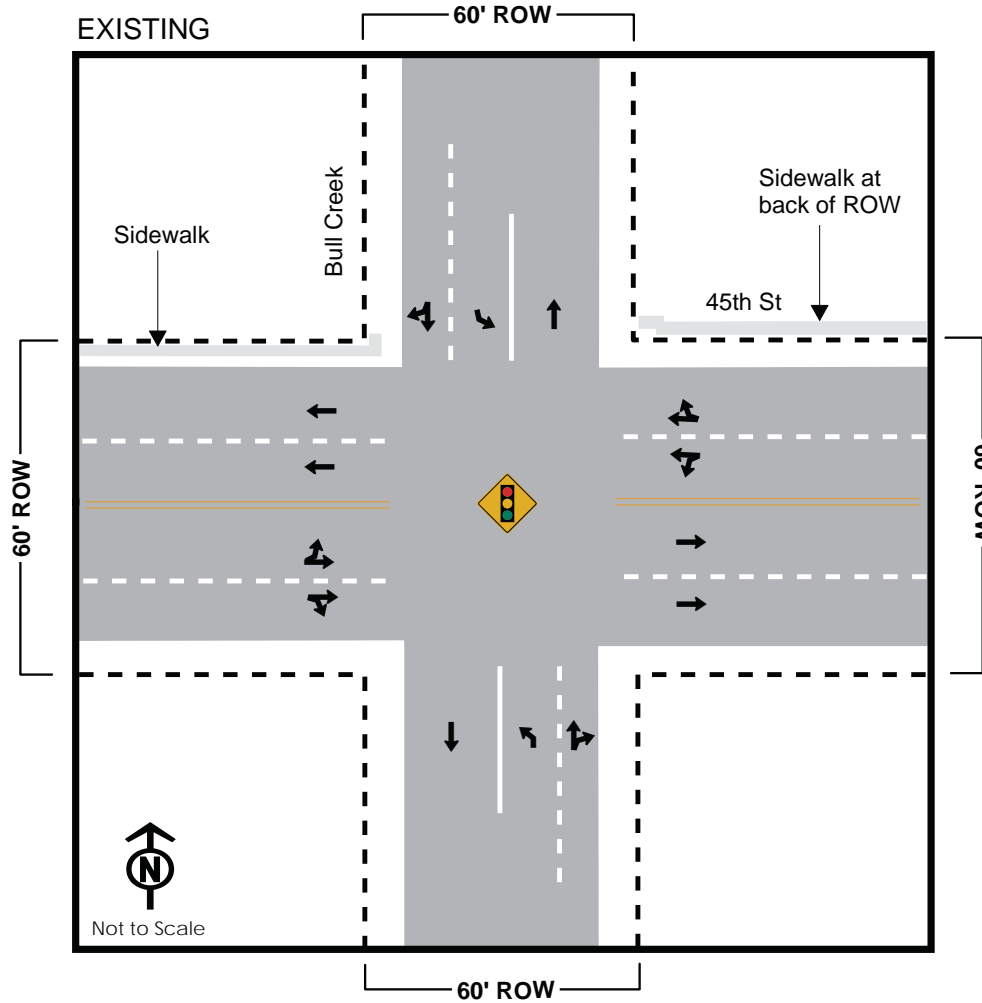
Trip Generation – Revised Land Use Plan

Land Use	Quantity		Total Daily Traffic (Unadjusted)	AM Peak Hour of Adjacent Street One Hour Between (Adjusted)			PM Peak Hour of Adjacent Street One Hour Between (Adjusted)		
	Amount	Units		7 and 9 am			4 and 6 pm		
				Total	Enter	Exit	Total	Enter	Exit
Single family (210)	290	Dwelling Units	2,797	202	51	152	233	147	86
Apartment (220)	600	Dwelling Units	3,760	283	57	226	296	192	103
Residential Condo (230)	410	Dwelling Units	2,195	152	26	126	163	109	54
Congregate Care Facility (253)	400	Dwelling Units	808	23	13	9	65	36	29
Business Hotel (312)	100	Rooms	727	55	33	23	59	35	24
Office (710)	225,000	Square Feet	2,431	333	293	40	281	48	233
Shopping Center (820)	115,000	Square Feet	4,737	161	100	61	369	177	192
Supermarket (850)	35,000	Square Feet	3,578	113	70	43	108	92	88
Government Office (TxDOT) (730)	47,007	Square Feet	NA	-276	-232	-44	-57	-18	-39
TOTAL			23,733	1,046	411	636	1,517	818	770

Jackson and NB Mopac Intersection Improvements

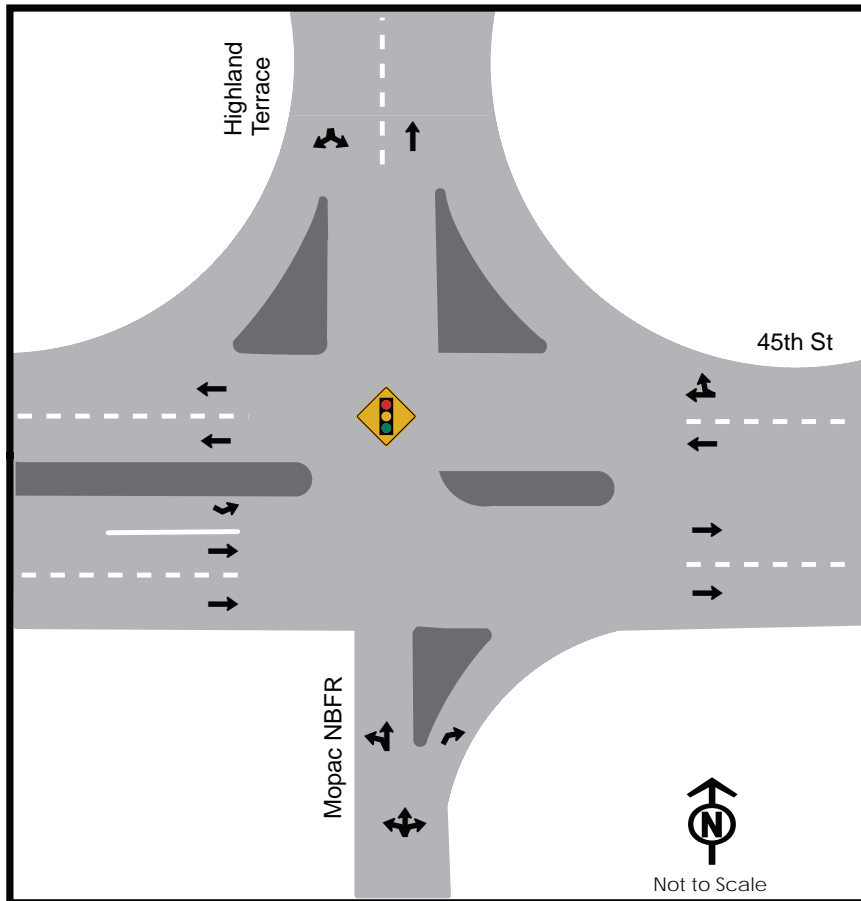


45th and Bull Creek Intersection Improvements

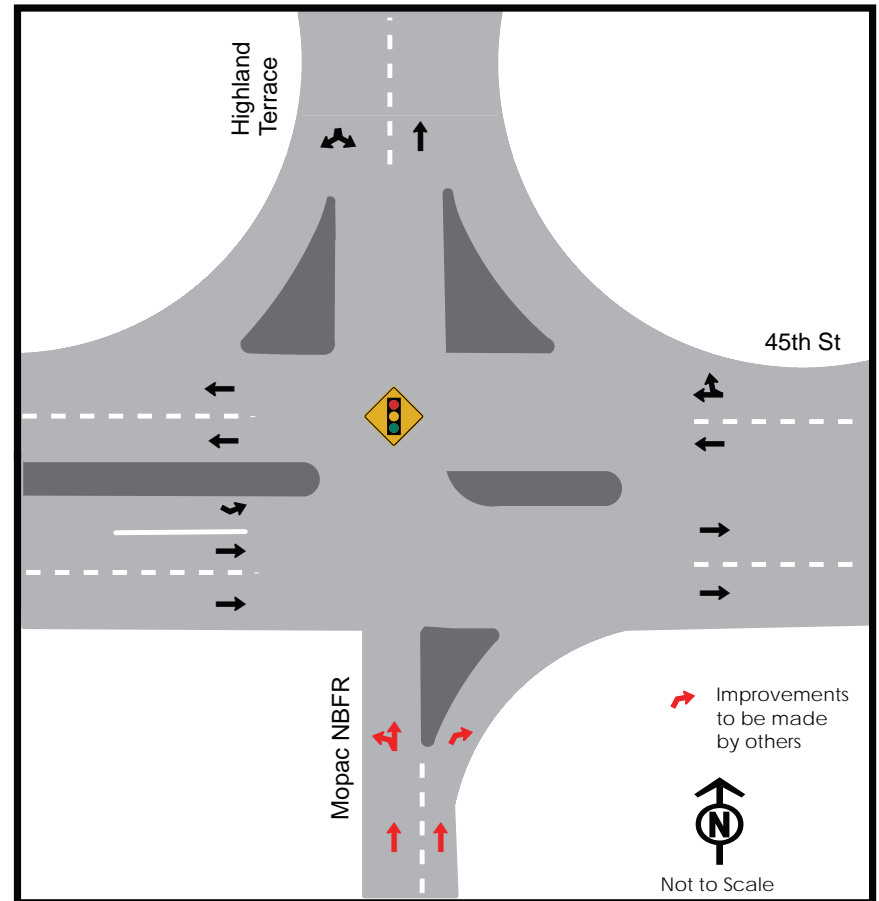


45th and NB Mopac Intersection Improvements

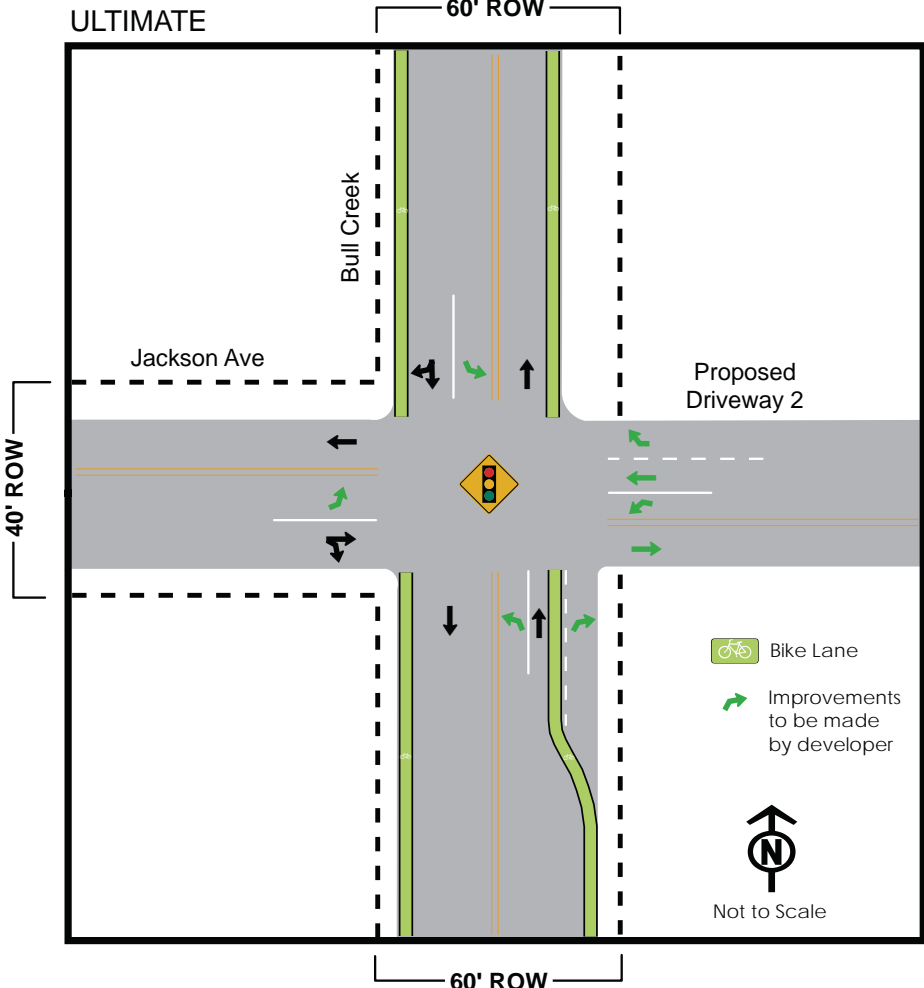
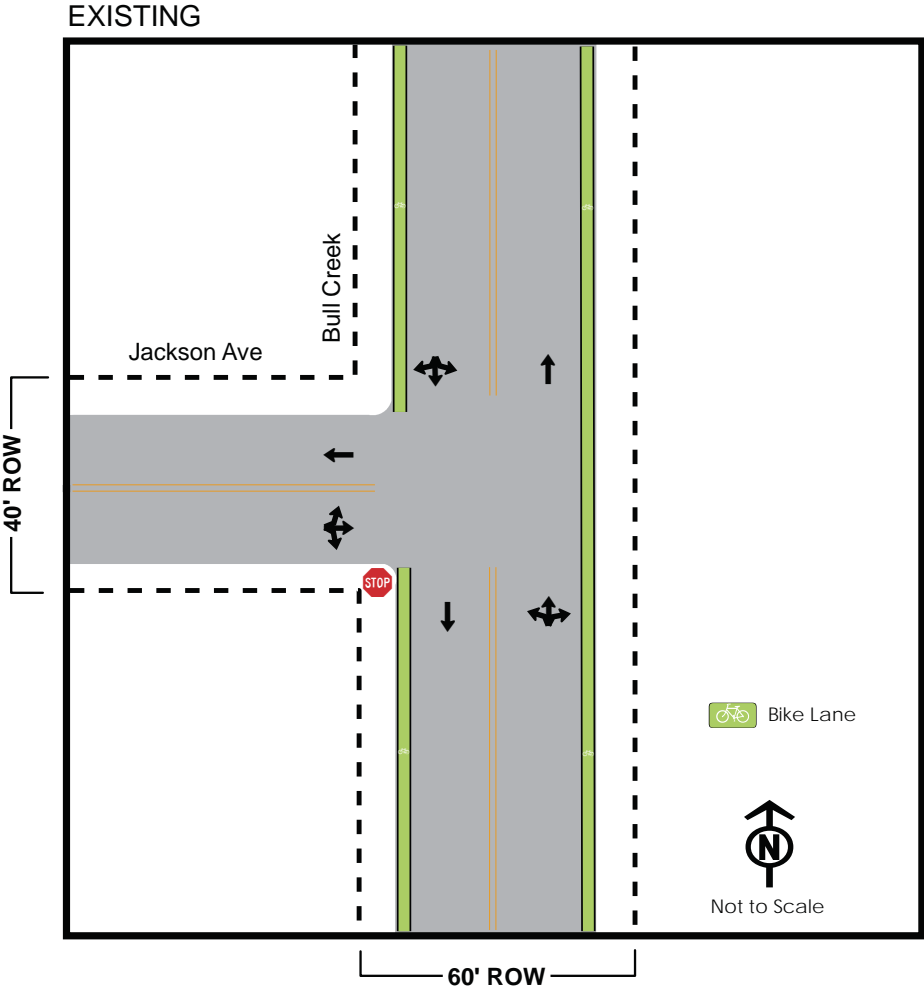
EXISTING



ULTIMATE



Jackson and Bull Creek Intersection Improvements

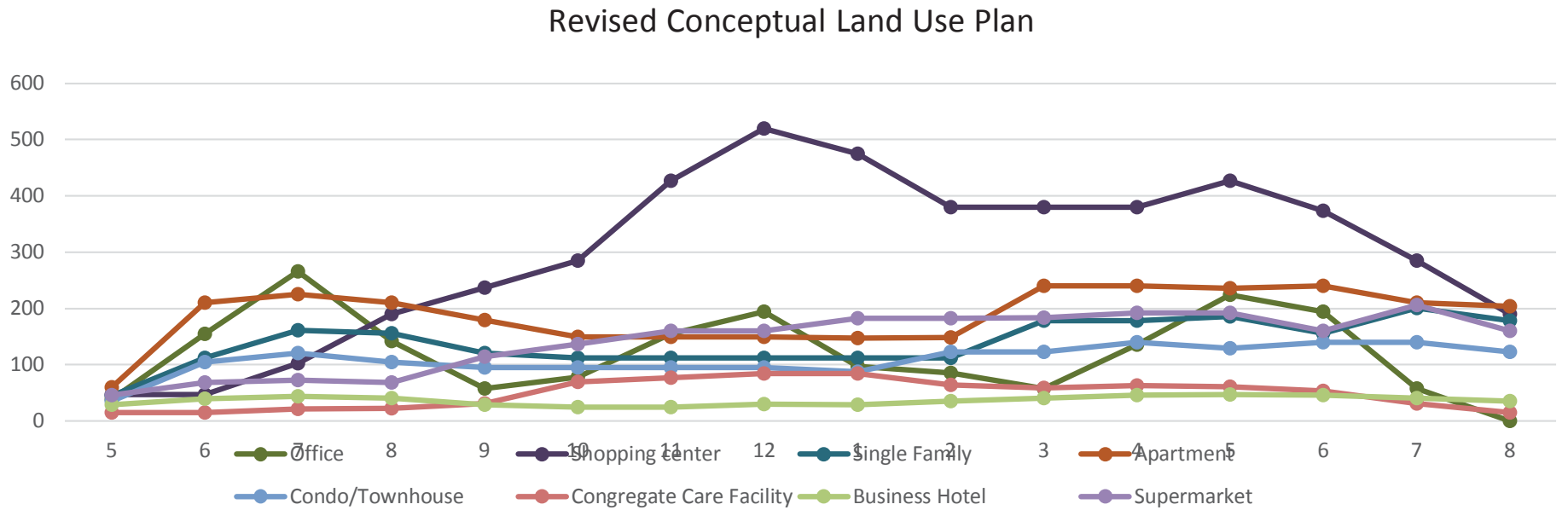
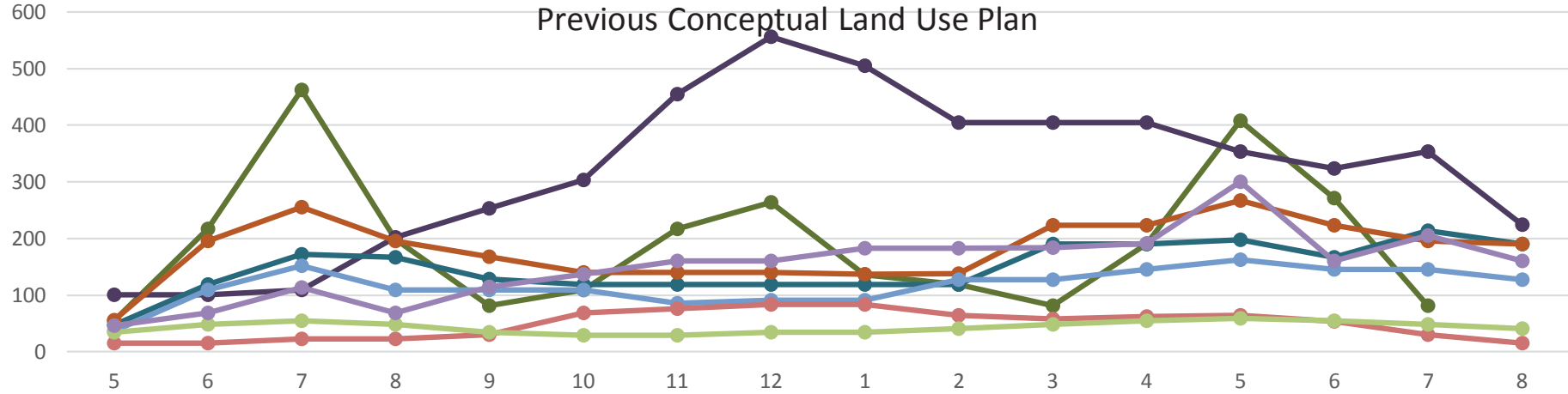


AM Peak Period (7:30 AM to 8:30 AM)

Intersection	Existing 2014 Traffic Volumes	Projected 2024 No Build		Projected 2024 Build		Projected 2024 Build	Site Percentage
		Background Traffic	LOS	Total Traffic	Site Traffic	LOS	
NB Mopac Exit to Jackson and 35 th	2,931	3,238	E	3,436	251	E	7%
NB MoPac Exit to Highland Terrace and 45 th Street	1,959	2,164	C	2,593	542	C	21%
Bull Creek Road and 45 th Street	2,111	2,332	D	2,972	823	D	28%
45 th and Shoal Creek Boulevard	1,958	2,163	F	2,382	278	F	12%

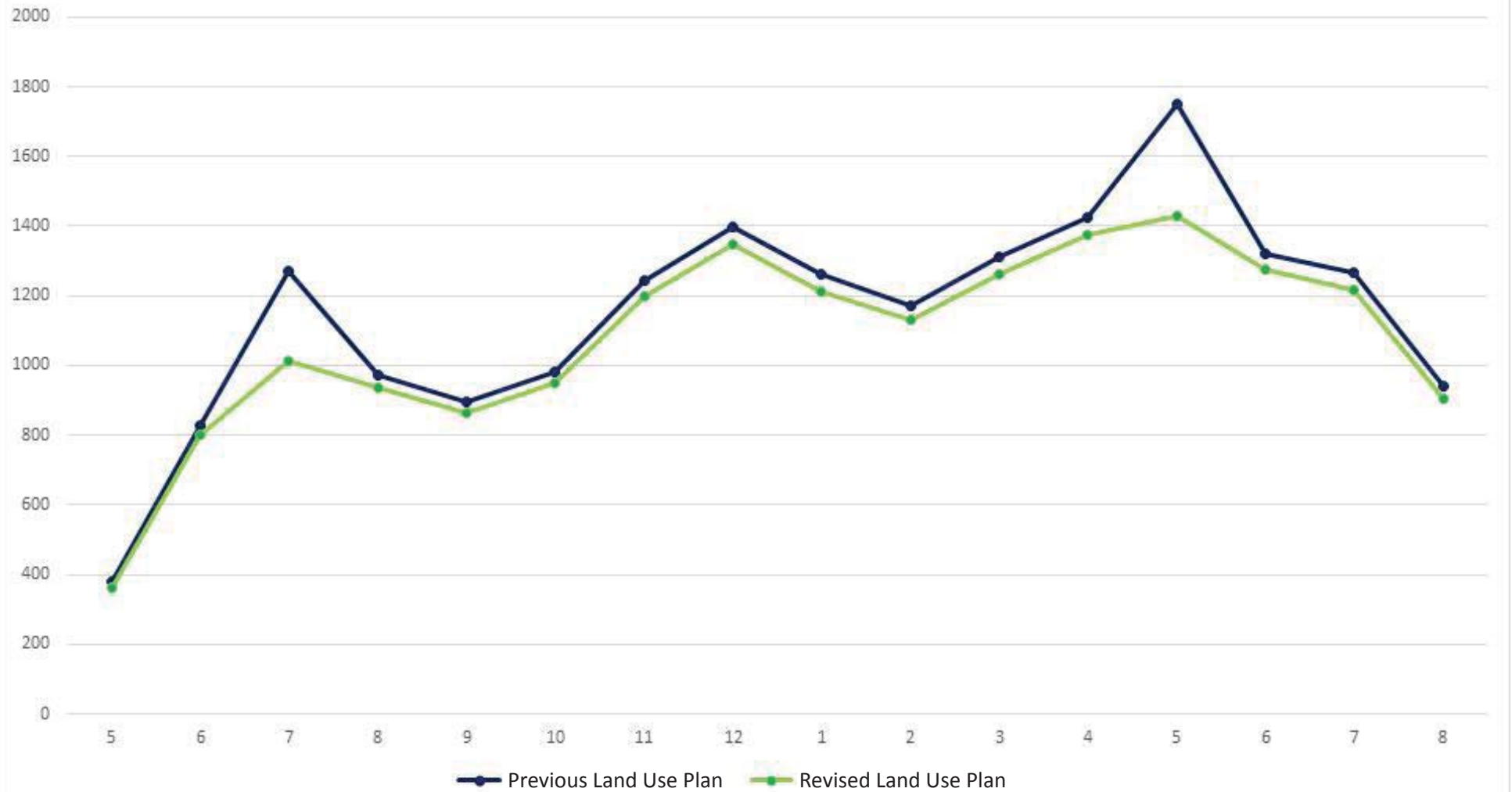
PM Peak Period (4:30 PM to 5:30 PM)

Intersection	Existing 2014 Traffic Volumes	Projected 2024 No Build		Projected 2024 Build		Projected 2024 Build	Site Percentage
		Background Traffic	LOS	Total Traffic	Site Traffic	LOS	
NB Mopac Exit to Jackson and 35 th	2,802	3,095	D	3,445	362	D	11%
NB MoPac Exit to Highland Terrace and 45 th Street	2,210	2,441	C	2,997	576	C	19%
Bull Creek Road and 45 th Street	2,368	2,616	D	3,500	920	D	26%
45 th and Shoal Creek Boulevard	2,130	2,353	F	2,702	362	F	13%



The Grove at Shoal Creek

Cummulative Hourly Trip Generation
May 21, 2015



10. Multi-modal and Traffic Calming Transportation Study

Community Input

In an effort to move forward productively, the BCRC would like to partner with MileStone to develop a comprehensive transportation enhancement plan for the area that addresses:

- **Traffic calming and sidewalk and streetscape improvements:** along key streets in Oakmont Heights and Allandale to address cut-through traffic.
- **45th and Bull Creek multi-modal improvements:** that add vehicular capacity and improve transit, pedestrian, and bicycle access.
- **Shoal Creek bridge:** pedestrian/bike bridge or possibly a low-water crossing of Shoal Creek from MileStone to Shoal Creek Blvd; the BCRC will work proactively with MileStone to secure the necessary easements from the State to make this connection.
- **45th Street pedestrian crossing improvements:** Create a safe and convenient pedestrian/bike crossing of 45th somewhere between Bull Creek Road and Shoal Creek through installation of a pedestrian hybrid beacon or other appropriate traffic controls.
- **45th Street Bridge trail connection:** A separated-grade trail connection under the bridge connecting the MileStone trail system to the existing sidewalk on the north side of 45th.
- **Bull Creek road trail:** connect the new MileStone Bull Creek Road trail via a cycle track or shared use path all the way down 38th to the Shoal Creek Trail at 35th.

The BCRC will partner with MileStone to jointly approach the City with a plan to equitably fund the full range of off-site mitigation efforts through value capture, tax rebates, parking benefit districts, or other mechanisms. MileStone's participation and demonstrated commitment to this issue is a critical component to achieving a true partnership with surrounding neighborhoods.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: Fully Fund and Produce a Multi-Modal Transportation Study.

Commitment Change: n/a

Full Commitment:

In addition to the TIA, MileStone will agree to 100% fund a study by qualified transportation engineers and design professionals of multi-modal transportation enhancements (the "MMT Study") that will consider, evaluate, and make recommendations on (i) pedestrian and bicycle connectivity through adjacent neighborhoods to and from the site, and (ii) cut-through traffic impacts and possible mitigation. The scope of the study is the area defined by Mopac to the west, Hancock Drive to the north, Burnet Road / Medical Parkway to the east, and West 35th/38th Street to the south. Implementation of

DRAFT

the recommendations in the MMT Study will be a community obligation that may take time; however, MileStone will continue to cooperate and provide assistance after zoning.

How do we make this binding?

This commitment is already underway and the MMT Study will be completed before zoning is approved.

Backup Material for Item 10:

- MMT Study Scope Map

Legend

- Local Service Route
- Limited & Flyer Route
- Crosstown Bus Route
- Special Service Route
- UT Shuttle Route
- MetroRapid Route
- Express Route
- Existing Bike Routes
- Multi-Modal Study Scope Boundary
- Proposed Lone Star Rail Station
- 3/4 mile



11. On-site Parking

Community Input

Parking: *the potential impact of non-resident parking on surrounding neighborhood streets in Oakmont Heights, Ridgelea, and Allandale, both short-term with the closure of the TxDOT/TxDMV parking lot on Bull Creek Rd. and long-term with possible spill-over from the development.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: On-site parking will meet or exceed City standards.

Commitment Change: n/a

Full Commitment:

MileStone will agree to provide on-site parking for the project that meets or exceeds City standards. The on-site parking will be predominantly provided through shared, appropriately located parking garage structures.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued.

12. Heritage Tree Preservation and Protection

Community Input

The heritage trees in the northeast area of the tract should be protected. Trails should be kept to minimum in this section, and amenities like playscapes and swing sets should be located away from root zones of the trees to protect the soil from becoming overly compacted. There should be a long-term commitment to management of this area by an appropriate non-profit entity.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: Save all heritage oak trees on the site. Additional tree protection before and during construction.

Commitment Change: n/a

Full Commitment:

MileStone will agree to preserve all of the high quality heritage oak trees on the property, and remove only a handful of lower quality, heritage sized pecan trees that have been determined by arborists to have poor and/or dangerous structure. The high quality heritage oak trees will be preserved in publicly accessible Park Space, rather than on private property.

MileStone will agree to provide tree care as recommended by our arborist prior to construction and additional tree protection during construction to ensure the existing trees that will be preserved and are fully protected.

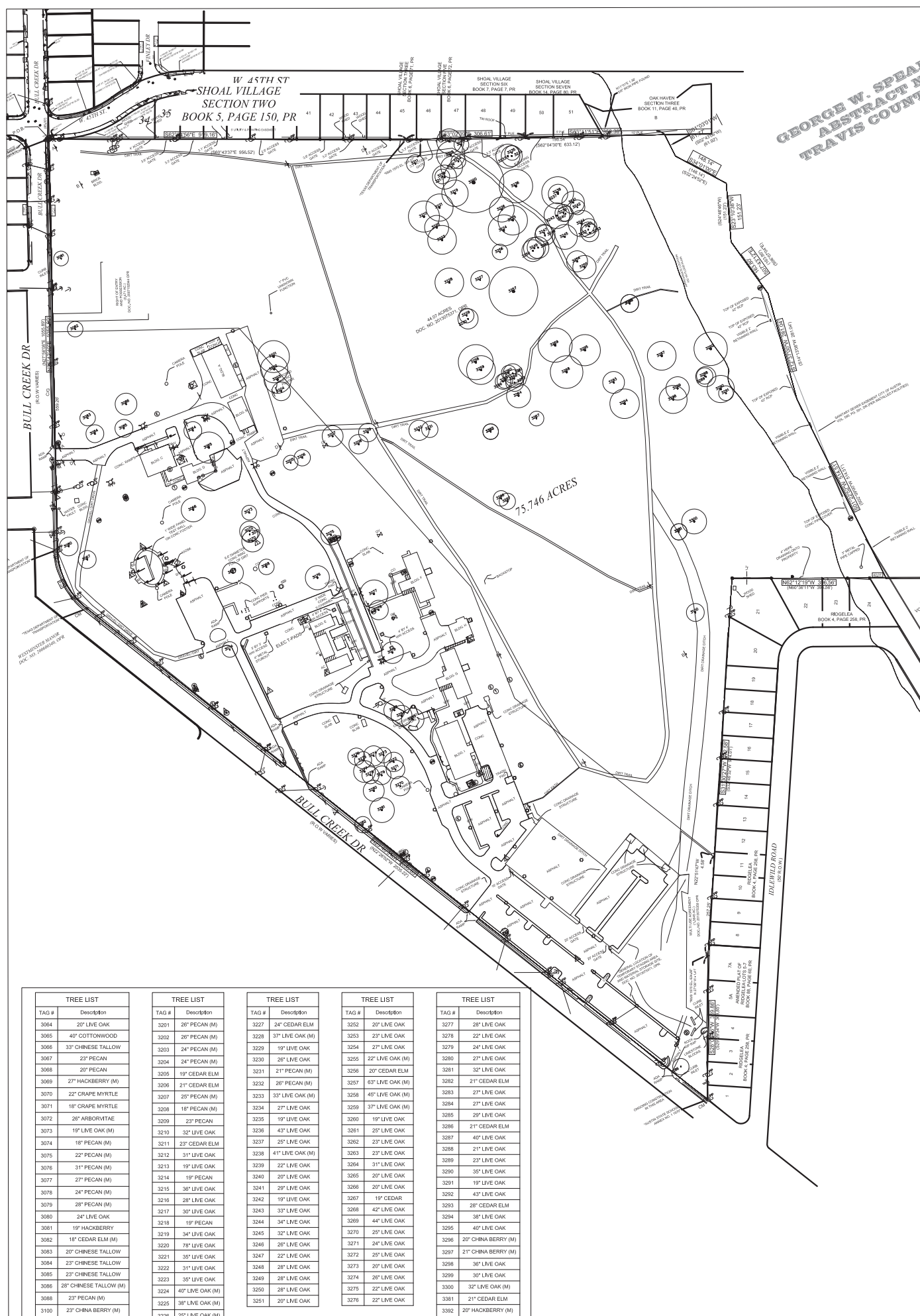
How do we make this binding?

Pre-construction tree care is currently underway and will be completed before zoning is approved. Additional commitments can be included in the Planned Unit Development Ordinance if that zoning is pursued. They can also be included in a restrictive covenant with the BCRC or others if conventional zoning is pursued.

Backup Material for Item 12:

- Protected Tree Survey
- Arborist Report

GEORGE W. SPRENT
ABSTRACT 7
TRAVIS COUNTY



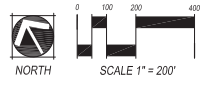
TREE LIST	
TAG #	Description
3064	20" LIVE OAK
3065	40" COTTONWOOD
3066	33" CHINESE TALLOW
3067	23" PECAN
3068	20" PECAN
3069	27" HACKBERRY (M)
3070	22" Crape MYRTLE
3071	18" Crape MYRTLE
3072	28" ARBORVITAE
3073	19" LIVE OAK (M)
3074	18" PECAN (M)
3075	22" PECAN (M)
3076	31" PECAN (M)
3077	27" PECAN (M)
3078	24" PECAN (M)
3079	28" PECAN (M)
3080	24" LIVE OAK
3081	19" HACKBERRY
3082	18" CEDAR ELM (M)
3083	20" CHINESE TALLOW
3084	23" CHINESE TALLOW
3085	23" CHINESE TALLOW
3086	28" CHINESE TALLOW (M)
3088	23" PECAN (M)
3100	23" CHINA BERRY (M)

TREE LIST	
TAG #	Description
3201	26" PECAN (M)
3202	26" PECAN (M)
3203	24" PECAN (M)
3204	24" PECAN (M)
3205	19" CEDAR ELM
3206	21" CEDAR ELM
3207	25" PECAN (M)
3208	18" PECAN (M)
3209	23" PECAN
3210	32" LIVE OAK
3211	23" CEDAR ELM
3212	31" LIVE OAK
3213	19" LIVE OAK
3214	19" PECAN
3215	36" LIVE OAK
3216	28" LIVE OAK
3217	30" LIVE OAK
3218	10" PECAN
3219	34" LIVE OAK
3220	78" LIVE OAK
3221	35" LIVE OAK
3222	31" LIVE OAK
3223	35" LIVE OAK
3224	40" LIVE OAK (M)
3225	38" LIVE OAK (M)
3226	25" LIVE OAK (M)

TREE LIST	
TAG #	Description
3227	24" CEDAR ELM
3228	37" LIVE OAK (M)
3229	19" LIVE OAK
3230	26" LIVE OAK
3231	21" PECAN (M)
3232	26" PECAN (M)
3233	33" LIVE OAK (M)
3234	27" LIVE OAK
3235	19" LIVE OAK
3236	43" LIVE OAK
3237	25" LIVE OAK
3238	41" LIVE OAK (M)
3239	22" LIVE OAK
3240	20" LIVE OAK
3241	20" LIVE OAK
3242	19" LIVE OAK
3243	33" LIVE OAK
3244	34" LIVE OAK
3245	32" LIVE OAK
3246	26" LIVE OAK
3247	22" LIVE OAK
3248	28" LIVE OAK
3249	28" LIVE OAK
3250	28" LIVE OAK
3251	20" LIVE OAK

TREE LIST	
TAG #	Description
3252	20" LIVE OAK
3253	23" LIVE OAK
3254	27" LIVE OAK
3255	22" LIVE OAK (M)
3256	20" CEDAR ELM
3257	63" LIVE OAK (M)
3258	45" LIVE OAK (M)
3259	37" LIVE OAK (M)
3260	19" LIVE OAK
3261	25" LIVE OAK
3262	23" LIVE OAK
3263	23" LIVE OAK
3264	31" LIVE OAK
3265	20" LIVE OAK
3266	20" LIVE OAK
3267	19" CEDAR
3268	42" LIVE OAK
3269	44" LIVE OAK
3270	25" LIVE OAK
3271	24" LIVE OAK
3272	25" LIVE OAK
3273	20" LIVE OAK
3274	26" LIVE OAK
3275	22" LIVE OAK
3276	22" LIVE OAK

TREE LIST	
TAG #	Description
3277	28" LIVE OAK
3278	22" LIVE OAK
3279	24" LIVE OAK
3280	27" LIVE OAK
3281	32" LIVE OAK
3282	21" CEDAR ELM
3283	27" LIVE OAK
3284	27" LIVE OAK
3285	29" LIVE OAK
3286	21" CEDAR ELM
3287	40" LIVE OAK
3288	21" LIVE OAK
3289	23" LIVE OAK
3290	35" LIVE OAK
3291	19" LIVE OAK
3292	43" LIVE OAK
3293	26" CEDAR ELM
3294	38" LIVE OAK
3295	40" LIVE OAK
3296	20" CHINA BERRY (M)
3297	21" CHINA BERRY (M)
3298	36" LIVE OAK
3299	30" LIVE OAK
3300	32" LIVE OAK (M)
3381	21" CEDAR ELM
3392	20" HACKBERRY (M)





Don Gardner
Consulting Arborist

Registered Consulting Arborist #438
Certified Arborist TX0228

**TREE CARE
RECOMMENDATIONS
FOR
LIVE OAK GROVE**

**ON FORMER
TX DOT PROPERTY
LOCATED NEAR THE
INTERSECTION OF
BULL CREEK ROAD AND 45TH STREET**

SPRING, 2015

**PRODUCED FOR
MILESTONE BUILDERS
NORRIS DESIGN**

**Produced By
Don Gardner, RCA
Registered Consulting Arborist #438
Certified Arborist TX0228**

LEGEND FOR ABBREVIATIONS USED IN THE FIELD REPORT FORMS

By Don Gardner, RCA

- RV: Remove volunteers. The areas around and between the trees has been mowed using a tractor and shredder for many years. Fortunately, the mowers stayed away from the bases of trees and did not regularly hit them, which is often the case. However, in the spaces between the mowed areas and the tree trunk bases, many young sapling trees have grown. They range from one-half inch to three inches in diameter. In many instances there are so many volunteer trees and shrubs around the bases, one can barely get to the tree. The volunteer tree root systems are becoming interwoven with the large tree's root system. All of these volunteers must be removed. This work must be done carefully and sensitively.
- DW: Prune dead wood two inches in diameter and larger. Pruning large dead and decayed wood minimizes and prevents larger decay in trees, prevents many structural problems from happening, and preserves the tree many more years. Proper and skilled pruning, according to International Society of Arboriculture standards, is critical to preserving trees.
- Rep.: Repair is a pruning term that means to prune broken branches (usually caused by high winds) properly so the wound will close and decay will be minimized.
- Train: When tree crowns grow into each other, become tangled and branches interwoven, training prunes to separate the trees so they don't constantly rub wounds and cause broken and dead branches.
- Vines: Wild grape vines and poison ivy vines are not good for trees. They eventually shade out and break canopy branches.

Tree ID	Tree Species	Vigor	Structure	RATING 1-4	Maint. Task	Maint. Priority	Tree Comment
3211	C elm						RV = remove vegetation RV, DW, repair, remove low branch over trail
3212	LO						DW, repair remove chemicals
3213	LO						RV, close log
3215	LO						RV, DW, Repair
3214	C elm						RV DW, repair
3608	LO				Tree 3/5m 1 tree		RV Repair and
3609	LO				leave if possible		RV Repair DW, leave
3216	LO						RV DW, repair
3926	LO						RV DW, Rep
3217	LO						RV DW, rep.
3218	LO						RV DW, rep.
3925	LO						RV

Tree ID	Tree Species	Vigor	Structure	Observations	Maint. Task	Maint. Priority	Tree Comment
3927	LO						Remove trunk lateral and consider other crowns
3928	elm.		DW	repair	RV - Deep		
3219	LO						RV, DW, rep
3220	LO						RV, DW, rep
3223	LO						RV, DW, rep, remove w/o.
3234	LO						RV, DW, rep
3235	LO						RV, DW, rep
3236	LO		Crown not right on survey				RV, DW, rep. poison w/o
3238	LO						RV, DW, rep, remove
3237	LO						RV, DW, rep, Veneer
3241	LO						RV, DW, rep, veneer
3242	LO						RV, DW, rep.
3239	LO						RV, DW, rep, train
3240	LO						RV, DW, rep, train
3244	LO						RV, DW, rep, train
3245	LO						DW, Rep, train
3251	LO						RV, DW, Rep, veneer

Page 3

1=dead or dying 2=poor 3=fair 4=good

Tree ID	Tree Species	Vigor	Structure	RATING 1-4	Maint. Task	Maint. Priority	Tree Comment
3252	LO						RV, DW, Rep. Vines, train
3253	LO						RV, DW, Rep. Vines, train
3254	LO						RV, DW, Rep. train
3255	LO						RV, DW, rep.
3246	LO	/	1 crown				RV, DW, rep. train
3247	LO	/					RV, DW, rep. train
3248	LO						RV, DW, rep. train
3249	LO						RV, DW, rep. train
3250	LO						RV, DW, rep. train
3224	LO						RV, DW, rep. Vines
3225	LO						RV, DW, rep. train, Vines
3226	LO						RV, DW, rep. train

P4

1=dead or dying 2=poor 3=fair 4=good

Tree ID	Tree Species	Vigor	Structure	RATING 1-4	Maint. Task	Maint. Priority	Tree Comment
3221	LO						Dead - remove
3220	LO						RV, DW, Rep
3222	LO						RV, DW, Rep
3223	LO						RV, DW, Rep, Vines
3257	LO						RV, DW, Rep, Vines
3240	Sm						Remove - center leader broken
3228	LO						RV, DW, Rep
3229	LO						RV, DW, Rep
3230	LO						RV, DW, Rep
3227	Sm						RV, DW, Rep
3258	LO						RV, DW, Rep
3259	LO						RV, DW, Rep

1=dead or dying 2=poor 3=fair 4=good

Tree ID	Tree Species	Vigor	Structure	RATING 1-4	Maint. Task	Maint. Priority	Tree Comment
3260	LO						RV, DW, Rep
3261	LO						RV, DW, Rep
3262	LO						RV, DW, Rep
3265	LO						RV, DW, Repair, Veneer
3266	LO						RV, DW, Repair, Veneer
3263	LO						RV, DW, repair
3264	LO						RV, DW, repair
3268	LO						RV, DW, Rep
3269	LO						RV, DW, rep. Veneer
3267	Osage						RV, DW
3295	LO						RV, DW, repair Remove bristled hack
3293	C. Jun						RV Dead crown to sprout MT remove

Tree ID	Tree Species	Vigor	Structure	RATING 1-4	Maint. Task	Maint. Priority	Tree Comment
3294	LO						RV, DW, rep, Vines
3287	LO		no tree top				RV, DW, rep, elevate outside edge on <u>road</u>
3298	LO						
3299	—		not here				
3292	LO						RV, DW, rep, Vines
3290	LO						RV, DW, rep, Vines
3288	LO						RV, DW, rep, Vines
3289	LO						RV, DW, rep, Vines
3291	LO						RV, DW, rep, Vines
3300	LO						DW, rep

13. Sustainability

Community Input

Ecologically sensitive design, including analysis of the project under independently verifiable standards like LEED-ND and SITES as outlined in the BCRC Design Principles.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: 50% or more of the site's water quality requirements will be addressed through innovative water quality controls. Austin Energy Green Building 2 Star rating for all buildings.

Commitment Change: n/a

Full Commitment:

MileStone will agree to provide distributed, innovative, and sustainable water quality measures that exceed current City Code through the use of wet ponds, bio-filtration swales, rain gardens, and other green infrastructure. A minimum of 50% of the site's water quality requirements will be addressed through these measures.

MileStone will agree to construct all buildings in compliance with at least the City of Austin's 2-star Green Building designation.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a restrictive covenant with the BCRC or others if conventional zoning is pursued.

14. Well Regulation

Community Input

This has not been an area of focus for the BCRC in our conversations thus far, but MileStone feels this is an important topic to demonstrate long-term commitment to the economic and environmental health of the larger community.

MileStone's Commitment: Follow City of Austin outdoor water restrictions for water from the on-site well up to Stage 2.

Commitment Change: n/a

Full Commitment:

MileStone will agree to voluntary self-regulation of the existing on-site well when used for irrigation purposes, to a maximum of Stage 2 restrictions. MileStone will comply with City of Austin regulations for outdoor watering. This commitment shall not restrict the use of the well as a back-up water source for the wet pond.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a restrictive covenant with the BCRC or others if conventional zoning is pursued.

Backup Material for Item 14:

- Overview of COA Water Restrictions

The infographic is titled "STAGE 2 WATER RESTRICTIONS WATERING ONE DAY PER WEEK". It features three columns representing different property types: Residential (blue house icon), Commercial (orange city skyline icon), and Public Schools (green schoolhouse icon). Each column has a table detailing watering rules for hose-end sprinklers and automatic irrigation systems, and the specific day of the week for watering based on address type.

RESIDENTIAL		COMMERCIAL		PUBLIC SCHOOLS	
Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM	Automatic Irrigation BEFORE 5 AM or AFTER 7 PM	Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM	Automatic Irrigation BEFORE 5 AM or AFTER 7 PM	Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM	Automatic Irrigation BEFORE 5 AM or AFTER 7 PM
Even Address Sunday	Even Address Thursday	Even Address Tuesday		Monday	
Odd Address Saturday	Odd Address Wednesday	Odd Address Friday			

STAGE 2 WATER RESTRICTIONS
WATERING ONE DAY PER WEEK

15. Creek Restoration

Community Input

Shoal Creek Restoration and Enhancement. *The Grove at Shoal Creek has the opportunity to be a model for Shoal Creek restoration and enhancement. One of the goals of the BCRC Design Principles is to "restore Shoal Creek to a live, flowing creek while controlling flood potential with well-designed, appropriate flood controls." The BCRC looks forward to working with MileStone, the Shoal Creek Conservancy, and the City of Austin to identifying and equitably funding ecologically sensitive solutions to the issues of erosion and flooding.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: TBD

Commitment Change: n/a

Full Commitment:

MileStone is currently in discussions with the City of Austin regarding potential public-private partnership for bank stabilization and restoration of Shoal Creek within and adjacent to our site.

How do we make this binding?

TBD

16. Affordable Housing

Community Input

Affordable Housing: *The BCRC neighborhoods are experiencing rapidly declining affordability. The Grove represents a unique opportunity to incorporate housing that is affordable to people who live and work in the area. Recognizing that PUD zoning requires the demonstration of a "superior" development, MileStone should work to maximize the number of onsite affordable units, in excess of any affordability requirements. MileStone should work with area employers, including Westminster Manor and Seton, to ensure that housing that is built onsite is affordable for employee rental and ownership.*

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: TBD

Commitment Change: n/a

Full Commitment:

MileStone is committed to finding a solution for providing affordable housing in association with this project. This is a complex and difficult issue, and MileStone is still exploring multiple options to meet this critical community need. MileStone will make a commitment on this subject, but has not yet determined what level of commitment is economically feasible.

How do we make this binding?

TBD

17. Local Businesses and Contractors

Community Input

Supporting local businesses and contractors.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: Guarantee commercial space for local businesses and use local contractors for construction.

Commitment Change: n/a

Full Commitment:

MileStone will agree to provide space at affordable rates to one or more local businesses and agrees to use local contractors on the project.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a restrictive covenant with the BCRC or others if conventional zoning is pursued.

18. Public Art Program

Community Input

This has not been an area of focus for the BCRC in our conversations thus far, but we have encountered significant interest in local art and community character in general conversations with the community.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: Public Art Program

Commitment Change: n/a

Full Commitment:

MileStone will agree to provide art in public spaces through a public art program developed by MileStone.

How do we make this binding?

This commitment can be included in the Planned Unit Development Ordinance if that zoning is pursued. It can also be included in a restrictive covenant with the BCRC or others if conventional zoning is pursued.

19. Deliveries, Noise, and Light Pollution

Community Input

The PUD plan should ensure compatibility of commercial uses with surrounding residential areas by addressing issues like deliveries and noise and light pollution.

(from Bull Creek Road Coalition Consensus Feedback on MileStone Community Builders' "The Grove at Shoal Creek" Conceptual Plan)

MileStone's Commitment: MileStone will address the issues of deliveries, noise, and light pollution in the Design Guidelines.

Commitment Change: n/a

Full Commitment:

MileStone will include restrictions for deliveries, noise, and light pollution as part of the project's Design Guidelines, Ref. Item 4.

How do we make this binding?

Ref. Item 6.



Grove at